

METES & BOUNDS**0.6178-ACRE (26,911 SQUARE FEET) TRACT
LOT 25, BLOCK 8, AIRPORT GARDENS
AND THE EAST 35-FEET OF WINGTIP STREET
HOUSTON, HARRIS COUNTY, TEXAS**

A tract of land containing 0.6178-acre (26,911 square feet) of land, being out of and a part of that certain called 76,657 square feet tract (Lots 24,25 & 26, Block 8), conveyed to TTT 8301 Braniff, LLC, as described in deed recorded under Harris County Clerk's File Number (HCCF No.) 20150346209, being further described as all of Lot 25, Block 8, and the east 35-feet of the Abandoned portion of Wingtip Street (formerly known as Ellington Street)(60-wide), all out of Airport Gardens, as recorded under Volume 17, Page 19, Harris County Map Records, being situated in the Sarah J. Williams Survey, Section 1, A-1726 and being more particularly described by metes and bounds as follows:

BEGINNING at a found Mag Nail in concrete, lying in the north Right-of-Way (ROW) line of Braniff Avenue (60 foot wide), marking the common south corner of Lots 24 and 25, of said Block 8 and the southeast corner of the herein described tract;

THENCE, South 87 deg. 03 min. 00 sec. West, along said north ROW line of Braniff and south line of said Lot 25, passing at a distance of 196.00 feet, a found 1/2-inch iron rod, marking the southwest corner of said Lot 25 and the aforementioned abandoned east ROW line of Wingtip Street, and continuing for a total distance of 231.00 feet, to a set Mag Nail in asphalt, marking the southwest corner of aforementioned 76,657 square feet tract and the southwest corner of the herein described tract;

THENCE, North 03 deg. 03 min. 00 sec. West, departing the projected north ROW line of Braniff and along the west line of said 76,657 square feet tract, a distance of 116.50 feet, to a set Mag Nail, marking the southwest corner of a called 0.1325 acre easement estate tract (Tract II), conveyed to Lucky LT Investments, LLC by deed recorded under Harris County Clerks File (HCCF No.) RP-2019-7339 and the northwest corner of the herein described tract;

THENCE, North 87 deg. 03 min. 00 sec. East, along the south line of said 0.1325 acre tract (Tract II), passing at a distance of 35.00 feet, a found 5/8-inch iron rod, marking the west common corner of aforementioned Lots 25 & 26, continuing for a total distance of 231.00 feet, to a found 1-inch iron pipe, lying in the west line of said Lot 24, marking in the southeast corner of said 0.1325 acre tract, the common east corner of said Lots 25 & 26 and the northeast corner of the herein described tract;

THENCE, South 03 deg. 03 min. 00 sec. East, along the common line of said Lots 24 and 25, a distance of 116.50 feet, to the **POINT OF BEGINNING** and containing 0.6178-acre (26,911 Square Feet) of land,

- 1.) This field note description is part of the survey of same date. (Plat being Page 1 of 2 pages)
- 2.) Bearings & distances shown are based on Texas State Plane Coordinates, South Central Zone 4204.
- 3.) The square footage and acreage values shown hereon are mathematical values calculated from the boundary data shown hereon. These values in no way represent the precision of closure of this survey or the accuracy of boundary monuments found or set



DANIEL S SULLIVAN, R.P.L.S. NO. 5828
12/12/22
JOB No. TTC1410-22



