

City of Houston, Texas, Ordinance No. 2023- 646

**A MUNICIPAL SETTING DESIGNATION ORDINANCE PROHIBITING THE USE OF DESIGNATED GROUNDWATER BENEATH A TRACT OF LAND CONTAINING 4.682 COMMONLY KNOWN AS 3814 LYONS AVE., HOUSTON, HARRIS COUNTY, TEXAS; SUPPORTING ISSUANCE OF A MUNICIPAL SETTING DESIGNATION BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AT THE REQUEST OF FIFTH WARD REDEVELOPMENT AUTHORITY/TIRZ 18; CONTAINING OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, Subchapter W, "Municipal Setting Designations," of Chapter 361, "Solid Waste Disposal Act," of the Texas Health and Safety Code authorizes the Texas Commission on Environmental Quality ("TCEQ") to create municipal setting designations; and

**WHEREAS**, on August 22, 2007, by Ordinance No. 2007-959, the City Council adopted Article XIII, of Chapter 47, Code of Ordinances, Houston, Texas, to provide a process for establishing municipal setting designation ordinances and amended that process on July 14, 2010, by Ordinance No. 2010-556; and

**WHEREAS**, Sections 47-765(c) and 47-767(a) of the Code of Ordinances, Houston, Texas, authorize municipal setting designation ordinances that prohibit the use of designated groundwater as potable water and thereby enable the TCEQ to certify a municipal setting designation for designated property; and

**WHEREAS**, on July 06, 2020, **FIFTH WARD REDEVELOPMENT AUTHORITY/TIRZ 18** ("Applicant") applied to the Director of Houston Public Works, requesting that the City Council support a municipal setting designation ordinance for property that is located generally at 3814 Lyons Ave. (4.682 acres), Houston, Harris County, Texas 77020; and

**WHEREAS**, on January 06, 2022, the Director of Houston Public Works conducted a virtual public meeting via the Microsoft Teams Platform, as required by Section 47-764 of the Code of Ordinances, and notified the community when the City Council public hearing would occur; and

**WHEREAS**, the Regulatory and Neighborhood Affairs Council Committee, designated by the Mayor, conducted a public hearing on April 08, 2022; and

**WHEREAS**, the City Council finds that:

(1) the application meets the eligibility criteria of Section 361.803 of the Texas Health and Safety Code;

(2) the municipal setting designation will not have an adverse effect on the current or future water resource needs or obligations of the City of Houston;

(3) there is a public drinking water supply system that satisfies the requirements of Chapter 341 of the Texas Health and Safety Code and that supplies or is capable of supplying drinking water to the designated property and property within one-half mile of designated property; and

(4) this Municipal Setting Designation Ordinance is necessary because the concentrations of contaminants of concern exceed human ingestion protective concentration levels, and the establishment of a municipal setting designation will allow the property to be brought back into productive use; and

**WHEREAS**, City Council finds that the Director of Houston Public Works on behalf of City Council, in accordance with the Charter of the City of Houston, state law, and the ordinances of the City of Houston, has given the required notices, the Regulatory and Neighborhood Affairs Council Committee has held the required public hearing regarding

this Municipal Setting Designation Ordinance and all procedural requirements have been satisfied; **NOW, THEREFORE,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:**

**Section 1.** That for purposes of this Municipal Setting Designation Ordinance, the “designated property” means the property as described in **Exhibit A**, attached to this Ordinance and incorporated by reference herein.

**Section 2.** That for purposes of this Municipal Setting Designation Ordinance, “designated groundwater” means groundwater beneath the designated property to a depth not to exceed 200 feet that is prohibited from use as potable water by this Ordinance.

**Section 3.** That use of the designated groundwater from beneath the designated property as potable water, as that term is defined in Section 47-761 of the Code of Ordinances, Houston, Texas, is prohibited.

**Section 4.** That the designated property must receive a certificate of completion or other analogous documentation issued by the TCEQ or the United States Environmental Protection Agency (“EPA”) showing that any site investigations and response actions required pursuant to Section 361.808 of the Texas Health and Safety Code have been completed to the satisfaction of the TCEQ or EPA within the time period required by them.

**Section 5.** That the City Council supports the application to the TCEQ for a municipal setting designation on the designated property, with the following comment:

The TCEQ and the EPA, as agencies charged to protect human health and the environment, are requested to thoroughly review the conditions on the designated

property and issue a certificate of completion only when all contaminants of concern, through the applicable routes of exposure, have been addressed.

**Section 6.** That any person owning, operating, or controlling the designated property remains responsible for complying with all applicable federal and state laws and regulations and all ordinances, rules, and regulations of the City of Houston. The City Council's approval of a municipal setting designation ordinance in itself does not change any environmental assessment or cleanup requirements applicable to the designated property.

**Section 7.** That approval of this Municipal Setting Designation Ordinance shall not be construed to subject the City of Houston to any responsibility or liability for any injury to persons or damages to property caused by any contaminant of concern.

**Section 8.** That within 30 days after adoption of this Municipal Setting Designation Ordinance, the Applicant shall provide the Director of Houston Public Works with an electronic file showing the location of the designated property and the designated groundwater in a format compatible with the City's geographic information system and its integrated land management system, and shall provide an electronic file showing the location of the designated property and the designated groundwater to the Harris County Appraisal District in a format compatible with its system.

**Section 9.** That within 30 days after adoption of this Municipal Setting Designation Ordinance, the Director of Houston Public Works shall send a certified copy of this ordinance to the Applicant, the TCEQ, and the EPA.

**Section 10.** That the Applicant shall provide the Director of Houston Public Works with a copy of the municipal setting designation certificate issued by the TCEQ pursuant

to Section 361.807 of the Texas Health and Safety Code within 30 days after issuance of the certificate.

**Section 11.** That within 30 days after receipt of the municipal setting designation certificate from the TCEQ, the Director of Houston Public Works shall file a certified copy of this Municipal Setting Designation Ordinance in the deed records of Harris County.

**Section 12.** That if any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

**Section 13.** That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on that date and shall take effect immediately upon its passage and approval by the mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 9th day of August, 2023.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is AUG 13 2023.

*A. J. Hanuel*  
City Secretary

DocuSigned by:  
*MiaMarie Pugh*

(Prepared by Legal Department)  
(MMP/jb 07/20/2023 Assistant City Attorney)  
(Requested by Carol Ellinger Haddock, P.E., Director, Houston Public Works)  
(L.D. File No. 063-2200382-001)

Meeting 8/09/2023

Aye	No	
✓		<b>Mayor Turner</b>
....	....	<b>Council Members</b>
✓		Peck
	✓	Jackson
Absent due to being ill		Kamin
✓		Evans-Shabazz
✓		Martin
✓		Thomas
✓		Huffman
✓		Cisneros
	✓	Gallegos
✓		Pollard
✓		Castex-Tatum
Absent on personal business		Knox
Absent on personal business		Robinson
Absent due to being ill		Kubosh
Absent on personal business		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW

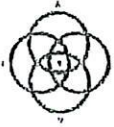
Date:

AUG 19 2023

**EXHIBIT "A"**

**Survey of Designated Property**  
(6 pages)





# WINDROSE

LAND SURVEYING | PLATTING

## DESCRIPTION OF 4.682 ACRES OR 203,962 SQ. FT.

A TRACT OR PARCEL CONTAINING 4.682 ACRES OR 203,962 SQUARE FEET OF LAND SITUATED IN THE D. GREGG SURVEY, ABSTRACT NO. 283, HARRIS COUNTY, BEING ALL OF UNRESTRICTED RESERVE "A", BLOCK 1 LEGACY COMMUNITY HEALTH SERVICES 5<sup>TH</sup> WARD REPLAT NO. 1 AND EXTENSION, MAP OR PLAT THEREOF RECORDED IN FILM CODE (F.C.) NO. 682547, HARRIS COUNTY MAP RECORDS (H.C.M.R.), BEING OUT OF THE RIGHT-OF-WAY (R.O.W.) OF WORMS STREET, [CALLED 60' R.O.W.], RECORDED IN VOLUME (VOL.) 1, PAGE (PG.) 385, HARRIS COUNTY DEED RECORDS (H.C.D.R.), BEING ALL OF LOTS 4, 5 AND 6 OF BLOCK 19, CHAPMAN'S THIRD ADDITION, MAP OR PLAT THEREOF RECORDED IN VOL. 1, PG. 385, H.C.D.R., ALL OF LOTS 1, 2 AND 3, BLOCK "A", OF BURKE FOURTH ADDITION, MAP OR PLAT THEREOF RECORDED IN VOL. 572, PG. 415, H.C.D.R., BEING OUT OF THE R.O.W. OF LYONS AVENUE, [PLATTED AS MICHAUD STREET [CALLED 60' R.O.W.]], RECORDED IN VOL. 1, PG. 385, H.C.D.R., ALL OF UNRESTRICTED RESERVE "A" PLEASANT HILL VILLAGE, MAP OR PLAT THEREOF RECORDED IN F.C. NO. 401077, H.C.M.R., OUT OF THE R.O.W. OF PANNELL STREET [CALLED 60' R.O.W.], RECORDED IN VOL. 312, PG. 269, H.C.D.R., AND OUT A TRACT OF LAND CONVEYED TO R. NICKERSON, JR. AND KATHRYN NICKERSON, RECORDED IN HARRIS COUNTY CLERKS (H.C.C.F.) NO. C377108, WITH SAID 4.682 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE [NAD 83]:

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "LSLS 5476" FOUND AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF NEW ORLEANS STREET [PLATTED AS GREGG STREET [CALLED 60' R.O.W.]], RECORDED IN VOL. 1, PG. 385, H.C.D.R., AND THE WEST R.O.W. OF SAID WORMS STREET, MARKING THE NORTHEAST CORNER OF SAID UNRESTRICTED RESERVE "A", BLOCK 1 LEGACY COMMUNITY HEALTH SERVICES 5<sup>TH</sup> WARD REPLAT NO. 1 AND EXTENSION, AND A NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, SOUTH 02 DEG. 25 MIN. 21 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID WORMS STREET, A DISTANCE OF 150.14 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 30 MIN. 51 SEC. EAST, OVER AND ACROSS SAID WORMS STREET AND ALONG THE COMMON LINE OF SAID LOT 4 AND LOT 3, OF SAID BLOCK 19, A DISTANCE OF 155.57 FEET TO THE A POINT ON THE WEST LINE OF A CALLED 25,275 SQUARE FOOT TRACT OF LAND CONVEYED TO CHRISTIAN FELLOWSHIP MISSIONARY BAPTIST CHURCH AS RECORDED UNDER H.C.C.F. NO. P360260, SAME BEING THE COMMON EAST CORNER OF SAID LOT 3 AND SAID LOT 4, AND A NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 27 MIN. 56 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 4, SAID 25,275 SQUARE FOOT TRACT AND RESERVE "A", OF SAID BLOCK "A", A DISTANCE OF 49.46 FEET TO A 3/4 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK "A", THE SOUTHWEST CORNER OF SAID RESERVE "A" AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 11 MIN. 40 SEC. EAST, ALONG THE SOUTH LINE OF SAID RESERVE "A", RESERVE "B" AND RESERVE "C" OF SAID BLOCK "A", A DISTANCE OF 153.58 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND FOR THE SOUTHEAST CORNER OF SAID RESERVE "C", THE NORTHWEST CORNER OF LOT 4 OF SAID BLOCK "A" CONVEYED TO LATTER DAY DELIVERANCE REVIVAL CHURCH, AS RECORDED UNDER H.C.C.F. NO. 20150129123, THE NORTHEAST CORNER OF SAID LOT 3, BLOCK "A" AND OF A NORTHEAST CORNER THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 27 MIN. 56 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 3, BLOCK "A" AND LOT 4 OF SAID BLOCK "A" AND OVER AND ACROSS SAID LYONS AVENUE, A DISTANCE OF 161.53 FEET TO A POINT ON THE NORTH LINE OF SAID UNRESTRICTED RESERVE "A", PLEASANT HILL VILLAGE, SAME BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 23 MIN. 37 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID LYONS AVENUE, A DISTANCE OF 99.70 FEET TO THE COMMON NORTH CORNER OF UNRESTRICTED RESERVE "A", PLEASANT HILL VILLAGE AND LOT 7 BLOCK 1, BURKE ADDITION THIRD SECTION, MAP OR PLAT THEREOF RECORDED IN VOL. 7, PG. 12, H.C.M.R., SAME BEING A NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 24 MIN. 23 SEC. EAST, ALONG THE COMMON LINE OF UNRESTRICTED RESERVE "A", PLEASANT HILL VILLAGE AND SAID LOT 7, A DISTANCE OF 104.21 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BROWN & GAY" FOUND MARKING THE COMMON CORNER OF SAID UNRESTRICTED RESERVE "A", PLEASANT HILL VILLAGE, SAID LOT 7, AND LOTS 12 AND 13 BLOCK "1", EXTENSION OF BURKE'S THIRD ADDITION, MAP OR PLAT THEREOF RECORDED IN VOL. 855, PG. 41, H.C.D.R., AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 14 MIN. 37 SEC. WEST, ALONG THE COMMON LINE OF SAID UNRESTRICTED RESERVE "A", PLEASANT HILL VILLAGE, SAID BLOCK 1 EXTENSION OF BURKE'S THIRD ADDITION, AND A CALLED 0.8060 ACRE TRACT OF LAND CONVEYED TO PLEASANT HILL MISSIONARY BAPTIST CHURCH, INC. RECORDED IN H.C.C.F. NO. F983180, A DISTANCE OF 249.72 FEET TO AN INTERIOR CORNER OF SAID UNRESTRICTED RESERVE "A" PLEASANT HILL VILLAGE AND OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE COMMON LINE OF SAID UNRESTRICTED RESERVE "A", PLEASANT HILL VILLAGE AND SAID 0.8064 ACRE TRACT THE FOLLOWING SIX (6) COURSES AND DISTANCES;

SOUTH 00 DEG. 47 MIN. 54 SEC. WEST, A DISTANCE OF 15.09 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BROWN & GAY", FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

SOUTH 87 DEG. 15 MIN. 37 SEC. WEST, A DISTANCE OF 114.15 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BROWN & GAY" FOUND FOR AN ANGLE POINT;

SOUTH 22 DEG. 26 MIN. 31 SEC. WEST, A DISTANCE OF 93.34 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BROWN & GAY" FOUND FOR AN ANGLE POINT;

SOUTH 39 DEG. 33 MIN. 51 SEC. WEST, A DISTANCE OF 71.36 FEET TO AN ANGLE POINT;

NORTH 86 DEG. 14 MIN. 06 SEC. EAST, A DISTANCE OF 8.21 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND FOR AN ANGLE POINT;

SOUTH 03 DEG. 45 MIN. 54 SEC. EAST, A DISTANCE OF 15.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN ANGLE POINT;

THENCE, SOUTH 86 DEG. 14 MIN. 06 SEC. WEST, ALONG THE COMMON LINE OF SAID UNRESTRICTED RESERVE "A", PLEASANT HILL VILLAGE, SAID 0.8064 ACRE TRACT AND A TRACT OF LAND CONVEYED TO PLEASANT HILL MISSIONARY BAPTIST CHURCH, INC. RECORDED IN H.C.C.F. NO. C187279, A DISTANCE OF 40.00 FEET TO A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 45 MIN. 54 SEC. WEST, ALONG THE COMMON LINE OF SAID UNRESTRICTED RESERVE "A", PLEASANT HILL VILLAGE, AND SAID TRACT OF LAND CONVEYED TO PLEASANT HILL MISSIONARY BAPTIST CHURCH, INC. A DISTANCE OF 15.00 FEET TO AN INTERIOR CORNER;

THENCE, SOUTH 86 DEG. 14 MIN. 06 SEC. WEST, ALONG THE COMMON LINE OF SAID UNRESTRICTED RESERVE "A", PLEASANT HILL VILLAGE, AND SAID TRACT OF LAND CONVEYED TO PLEASANT HILL MISSIONARY BAPTIST CHURCH, INC. A DISTANCE OF 54.22 FEET TO A POINT ON THE EAST R.O.W. LINE OF SAID PANNELL STREET, FOR A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 24 MIN. 23 SEC. WEST, OVER AND ACROSS SAID PANNELL STREET, A DISTANCE OF 3.01 FEET TO AN INTERIOR CORNER;

THENCE, SOUTH 87 DEG. 35 MIN. 37 SEC. WEST, CONTINUING OVER AND ACROSS SAID PANNELL STREET, AND ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO PLEASANT HILL COMMUNITY APARTMENTS, L.P., RECORDED IN H.C.C.F. NO. S406983, A DISTANCE OF 54.84 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BROWN & GAY" FOUND MARKING THE SOUTHEAST CORNER OF RESTRICTED RESERVE "B", BLOCK 2 BRITON PLACE, MAP OR PLAT THEREOF RECORDED UNDER F.C. NO. 459002, H.C.M.R., AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 24 MIN. 23 SEC. WEST, ALONG THE WEST R.O.W. LINE OF SAID PANNELL STREET, OVER AND ACROSS SAID NICKERSON TRACT, AND OVER AND ACROSS SAID LYONS AVENUE, A DISTANCE OF 308.00 FEET TO A POINT ON THE SOUTH LINE OF SAID UNRESTRICTED RESERVE "A", BLOCK 1 LEGACY COMMUNITY HEALTH SERVICES 5<sup>TH</sup> WARD REPLAT NO. 1 AND EXTENSION, SAME BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 86 DEG. 46 MIN. 26 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF LYONS AVENUE, A DISTANCE OF 36.43 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "CE 5127" FOUND ON THE EAST R.O.W. LINE OF PANNELL STREET (CALLED 60' R.O.W.), RECORDED IN VOL. 1 PG. 385, H.C.D.R., MARKING THE SOUTHWEST CORNER OF SAID UNRESTRICTED RESERVE "A", BLOCK 1 LEGACY COMMUNITY HEALTH SERVICES 5<sup>TH</sup> WARD REPLAT NO. 1 AND EXTENSION, AND A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 25 MIN. 21 SEC. WEST, ALONG THE EAST R.O.W. OF SAID PANNELL STREET, A DISTANCE OF 100.00 FEET TO THE WEST COMMON CORNER OF SAID UNRESTRICTED RESERVE "A", BLOCK 1 LEGACY COMMUNITY HEALTH SERVICES 5<sup>TH</sup> WARD REPLAT NO. 1 AND EXTENSION, AND LOT 4 BLOCK 10 OF SAID CHAPMAN'S THIRD ADDITION, AND A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 46 MIN. 26 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 4 AND SAID UNRESTRICTED RESERVE "A" BLOCK 1 LEGACY COMMUNITY HEALTH SERVICES 5<sup>TH</sup> WARD REPLAT NO. 1 AND EXTENSION, A DISTANCE OF 110.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, AN INTERIOR CORNER OF SAID UNRESTRICTED RESERVE "A" BLOCK 1 LEGACY COMMUNITY HEALTH SERVICES 5<sup>TH</sup> WARD REPLAT NO. 1 EXTENSION AND OF THE HEREIN DESCRIBED TRACT;

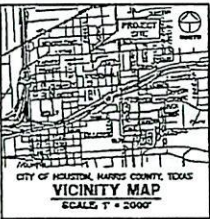
THENCE, NORTH 02 DEG. 25 MIN. 21 SEC. WEST, ALONG THE COMMON LINE OF SAID UNRESTRICTED RESERVE "A", BLOCK 1 LEGACY COMMUNITY HEALTH SERVICES 5<sup>TH</sup> WARD REPLAT NO. 1 AND EXTENSION AND LOTS 1, 2, 3 AND 4 OF SAID BLOCK 10, A DISTANCE OF 200.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF SAID NEW ORLEANS STREET, SAME BEING THE COMMON NORTH CORNER OF SAID UNRESTRICTED RESERVE "A", BLOCK 1 LEGACY COMMUNITY HEALTH SERVICES 5<sup>TH</sup> WARD REPLAT NO. 1 AND EXTENSION, AND SAID LOT 1, BLOCK 10 AND A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 46 MIN. 26 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID NEW ORLEANS STREET, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.682 ACRES OR 203,962 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 55629-MSD, PREPARED BY WINDROSE LAND SERVICES.

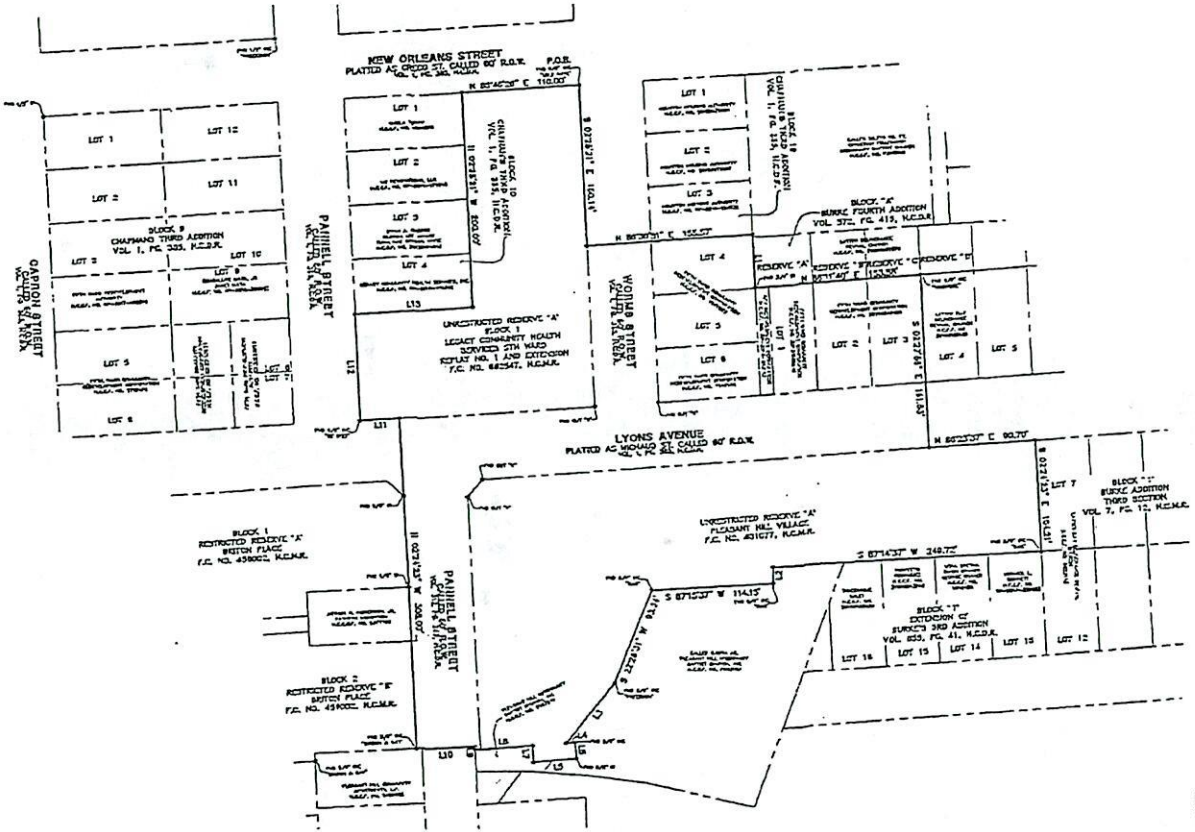
  
ROBERT KNESS  
R.P.L.S. NO. 6486  
STATE OF TEXAS  
FIRM REG STRATION NO. 10108800



01-30-2020  
DATE:



Lot	Area (sq. ft.)	Area (sq. ft.)
LOT 1	10,000	10,000
LOT 2	10,000	10,000
LOT 3	10,000	10,000
LOT 4	10,000	10,000
LOT 5	10,000	10,000
LOT 6	10,000	10,000
LOT 7	10,000	10,000
LOT 8	10,000	10,000
LOT 9	10,000	10,000
LOT 10	10,000	10,000
LOT 11	10,000	10,000
LOT 12	10,000	10,000



**GENERAL NOTES**

1. BEARING AND DISTANCE ON THIS PLAT HAVE BEEN COMPUTED FROM THE CORNER OF THE TRACT TO WHICH ALL DISTANCES ARE PLACED, UNLESS OTHERWISE NOTED. THE POINT IS SHOWN BY A TRIANGLE AND THE BEARING AND DISTANCE ARE SHOWN BY A LINE.
2. THE DISTANCE BETWEEN THE POINTS SHOWN HEREON ARE BASED ON THE ASSUMPTION OF A CURVED SURFACE OF THE EARTH AND DISTANCES ARE PLACED IN FEET AND INCHES UNLESS OTHERWISE NOTED. THE POINT IS SHOWN BY A TRIANGLE AND THE BEARING AND DISTANCE ARE SHOWN BY A LINE.
3. THE WORD "BETWEEN" OR "BETWEEN" IS SHOWN AND USED HEREON MEANS AN INTERSECTION OF THE SURVEY LINES UNLESS OTHERWISE NOTED.
4. THE DISTANCE BETWEEN THE POINTS SHOWN HEREON ARE BASED ON THE ASSUMPTION OF A CURVED SURFACE OF THE EARTH AND DISTANCES ARE PLACED IN FEET AND INCHES UNLESS OTHERWISE NOTED. THE POINT IS SHOWN BY A TRIANGLE AND THE BEARING AND DISTANCE ARE SHOWN BY A LINE.
5. THE DISTANCE BETWEEN THE POINTS SHOWN HEREON ARE BASED ON THE ASSUMPTION OF A CURVED SURFACE OF THE EARTH AND DISTANCES ARE PLACED IN FEET AND INCHES UNLESS OTHERWISE NOTED. THE POINT IS SHOWN BY A TRIANGLE AND THE BEARING AND DISTANCE ARE SHOWN BY A LINE.
6. THE DISTANCE BETWEEN THE POINTS SHOWN HEREON ARE BASED ON THE ASSUMPTION OF A CURVED SURFACE OF THE EARTH AND DISTANCES ARE PLACED IN FEET AND INCHES UNLESS OTHERWISE NOTED. THE POINT IS SHOWN BY A TRIANGLE AND THE BEARING AND DISTANCE ARE SHOWN BY A LINE.



**WINDROSE**  
LAND SURVEYING / PLATTING

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Phone: 281-462-0000 | Fax: 281-462-0001 | www.windrosesurveying.com

EQ-2811 OF  
4,482 AC. / 203,942 SQ. FT.  
SITUATED IN THE  
D. GREGG SURVEY  
ABSTRACT NO. 253  
HARRIS COUNTY, TEXAS

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PLATTED BY: RB    CHECKED BY: TW    JOB NO. 2023-002  
DRAWN BY: AT    DATE: APRIL 2023    SHEET NO. 1 OF 1

REVISIONS		
DATE	REVISION	BY





I, PAT J. DANIEL, City Secretary of the City of Houston, Texas, do hereby certify that the within and foregoing is a true and correct copy of Ordinance 2023-646 passed and adopted by the City Council of said City on the 9th day of August, 2023, as the same appears in the records in my office.

WITNESS my hand and the Seal of said City this 16th day of August, 2023.



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Pat J. Daniel  
City Secretary

