GF NO. 21-01-8330 AGENTS NATIONAL TITLE
ADDRESS: 21538 MUESCHKE ROAD
TOMBALL, TEXAS 77377
ORDERED BY: ANGIE SCALLAN

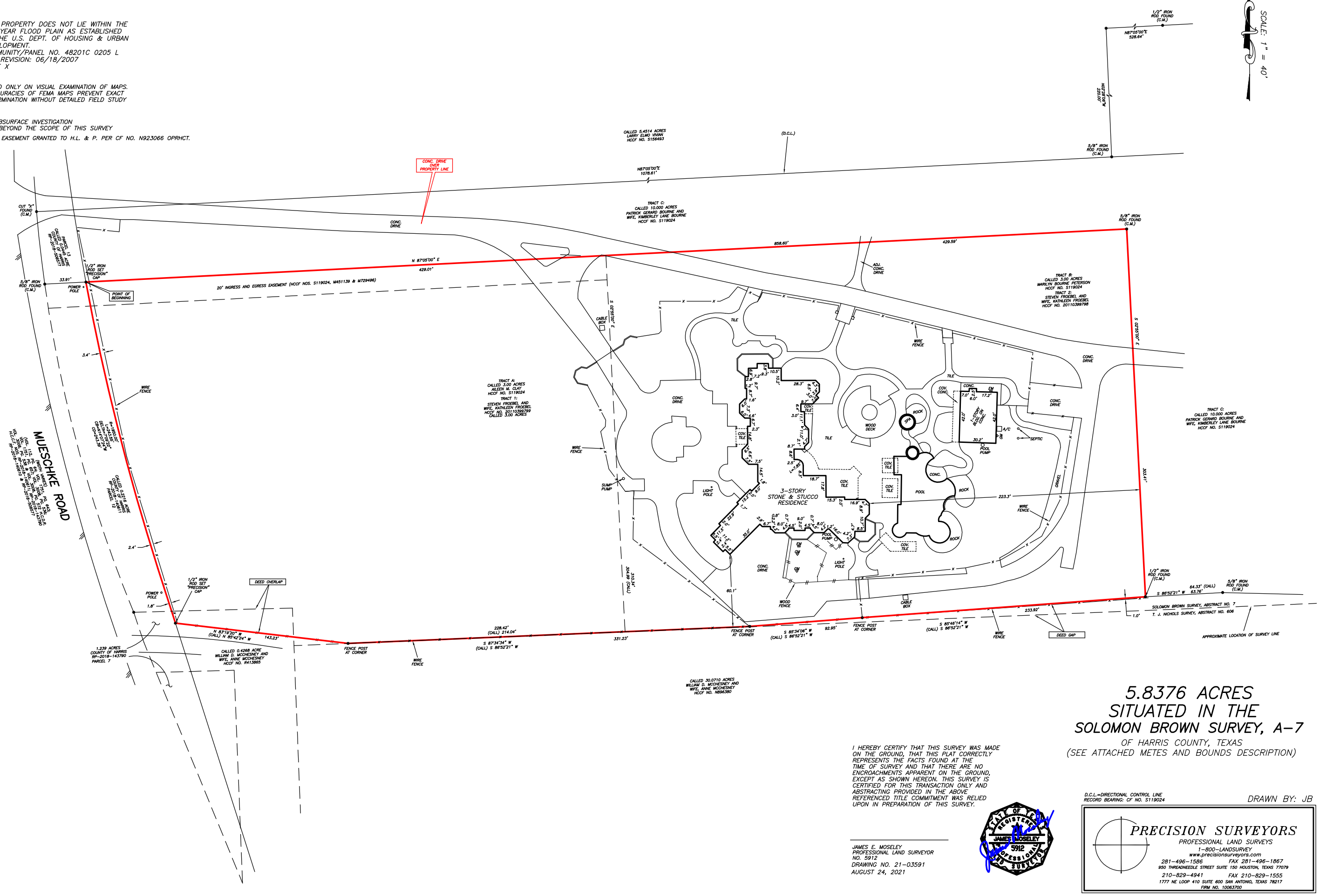
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS ESTABLISHED BY THE U.S. DEPT. OF HOUSING & URBAN DEVELOPMENT.
COMMUNITY/PANEL NO. 48201C 0205 L
MAP REVISION: 06/18/2007
ZONE X

BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

NOTE: EASEMENT GRANTED TO H.L. & P. PER CF NO. N923066 OPRHCT.

SCALE: 1" = 40'



5.8376 ACRES
SITUATED IN THE
SOLOMON BROWN SURVEY, A-7
OF HARRIS COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

STATE OF TEXAS REGISTERED JAMES E. MOSELEY 5912 PROFESSIONAL LAND SURVEYOR

JAMES E. MOSELEY
PROFESSIONAL LAND SURVEYOR
NO. 5912
DRAWING NO. 21-03591
AUGUST 24, 2021

D.C.L.=DIRECTIONAL CONTROL LINE
RECORD BEARING: CF NO. S119024

DRAWN BY: JB

PRECISION SURVEYORS
PROFESSIONAL LAND SURVEYS
1-800-LANDSURVEY
www.precisionsurveyors.com
281-496-1586 FAX 281-496-1867
950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079
210-829-4941 FAX 210-829-1555
1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
FIRM NO. 10063700

STATE OF TEXAS §
§
§
§
COUNTY OF HARRIS §

A TRACT OR PARCEL OF LAND CONTAINING 5.8376 ACRES, (254,286 SQUARE FEET), SITUATED IN THE SOLOMON BROWN SURVEY, ABSTRACT NO. 7, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 21.4514 ACRE TRACT OF LAND AS CONVEYED TO STACY MATTHEWS BY INSTRUMENT RECORDED IN DOCUMENT NO. M451139 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 5.8376 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 3.00 ACRE TRACT OF LAND, (TRACT 2), AS CONVEYED TO STEVEN FROEBEL AND WIFE, KATHLEEN FROEBEL BY INSTRUMENT RECORDED IN DOCUMENT NO. 20110399798 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, ALONG WITH AND IN ADDITION TO THAT CERTAIN CALLED 3.00 ACRE TRACT OF LAND, (TRACT 1), AS CONVEYED TO STEVEN FROEBEL AND WIFE, KATHLEEN FROEBEL BY INSTRUMENT RECORDED IN DOCUMENT NO. 20110399799 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN CALLED 0.2216 ACRE TRACT OF LAND, (PARCEL 12), OUT OF SAID TRACT 1, AS CONVEYED TO THE COUNTY OF HARRIS BY INSTRUMENT RECORDED IN DOCUMENT NO. RP-2018-140611 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAVE AND EXCEPT A PORTION OF THAT CERTAIN CALLED 1.239 ACRE TRACT OF LAND, (PARCEL 7), OUT OF SAID TRACT 1, AS CONVEYED TO THE COUNTY OF HARRIS BY INSTRUMENT RECORDED IN DOCUMENT NO. RP-2018-143790 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, SAID 5.8376 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. S119024 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS).

BEGINNING at a capped, (Precision Surveyors), iron rod set on the east right-of-way line of Mueschke Road, (Right-of-Way Varies), for the most southerly northwest corner of the remainder of that certain called 10.000 acre tract of land as conveyed to Patrick Gerard Bourne and Wife, Kimberley Lane Bourne by instrument recorded in Document No. S119024 of the Official Public Records of Harris County, Texas, same being the southeast corner of that certain called 0.0445 acre tract of land, (Parcel 13), as conveyed to the County of Harris by instrument recorded in Document No. RP-2018-506577 of the Official Public Records of Harris County, Texas, same being the northeast corner of said 0.2216 Acre Tract, same being the northwest corner of the remainder of said Tract 1, same being the northwest corner and the POINT OF BEGINNING of the herein described tract;

Thence, N 87°05’00” E, along the common line of the remainder of said 10.000 Acre Tract, same being the common line of the remainder of said Tract 1, pass at a distance of 429.01 feet the north common corner of said Tracts 1 and 2, and continuing for a total distance of 858.60 feet to a 5/8” iron rod found for a corner of the remainder of said 10.000 Acre Tract, same being the northeast corner of said Tract 2, same being the northeast corner of the herein described tract;

Thence, S 02°55’00” E, along the common line of the remainder of said 10.000 Acre Tract, same being the common line of said Tract 2, a distance of 303.41 feet to a ½” iron rod at a wire fence found on the south line of said 21.4514 Acre Tract for the southwest corner of the remainder of said 10.000 Acre Tract, same being the southeast corner of said Tract 2, same being the southeast corner of the herein described tract;

Thence, S 85°46’14” W, (Call S 86°52’21” W), along the common line of said 21.4514 Acre Tract, same being the common line of said Tract 2, with said wire fence found, a distance of 233.92 feet to a fence corner post found for a corner of said 21.4514 Acre

Tract, same being a corner of said Tract 2, same being a corner of the herein described tract;

Thence, S 85°34’06” W, (Call S 86°52’21” W), along the common line of said 21.4514 Acre Tract, same being the common line of said Tract 2, with said wire fence found, a distance of 92.95 feet to a fence corner post found for a corner of said 21.4514 Acre Tract, same being a corner of said Tract 2, same being a corner of the herein described tract;

Thence, S 87°34’34” W, (Call S 86°52’21” W), along the common line of said 21.4514 Acre Tract, same being the common line of said Tract 2, with said wire fence found, pass at a distance of 102.81 feet the south common corner of said Tract 2 and the remainder of said Tract 1, and continuing for a total distance of 331.23 feet to a fence corner post found for a corner of said 21.4514 Acre Tract, same being a corner of the remainder of said Tract 1, same being a corner of the herein described tract;

Thence, N 83°19’20” W, (Call N 85°42’24” W), along the common line of said 21.4514 Acre Tract, same being the common line of the remainder of said Tract 1, with said wire fence found, a distance of 143.23 feet to a capped, (Precision Surveyors), iron rod set on the east right-of-way line of Mueschke Road, same being the common line of said 1.239 Acre Tract, on the arc of a curve to the right, for the southwest corner of the remainder of said Tract 1, same being the southwest corner of the herein described tract;

Thence, Northwesterly, along the east right-of-way line of Mueschke Road, same being the common line of said 1.239 Acre and 0.2216 Acre Tracts, with the arc of said curve to the right, having an included angle of 07°09’22”, a radius of 1950.00 feet, a chord that bears, N 14°07’24” W, a chord distance of 243.39 feet, for an arc distance of 243.55 feet to the POINT OF BEGINNING and containing 5.8376 acres or 254,286 square feet of land, more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 2021-03591
August 26, 2021

See Drawing Attached