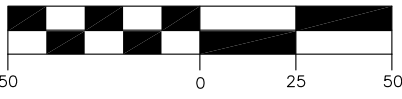


SCALE 1" = 50'

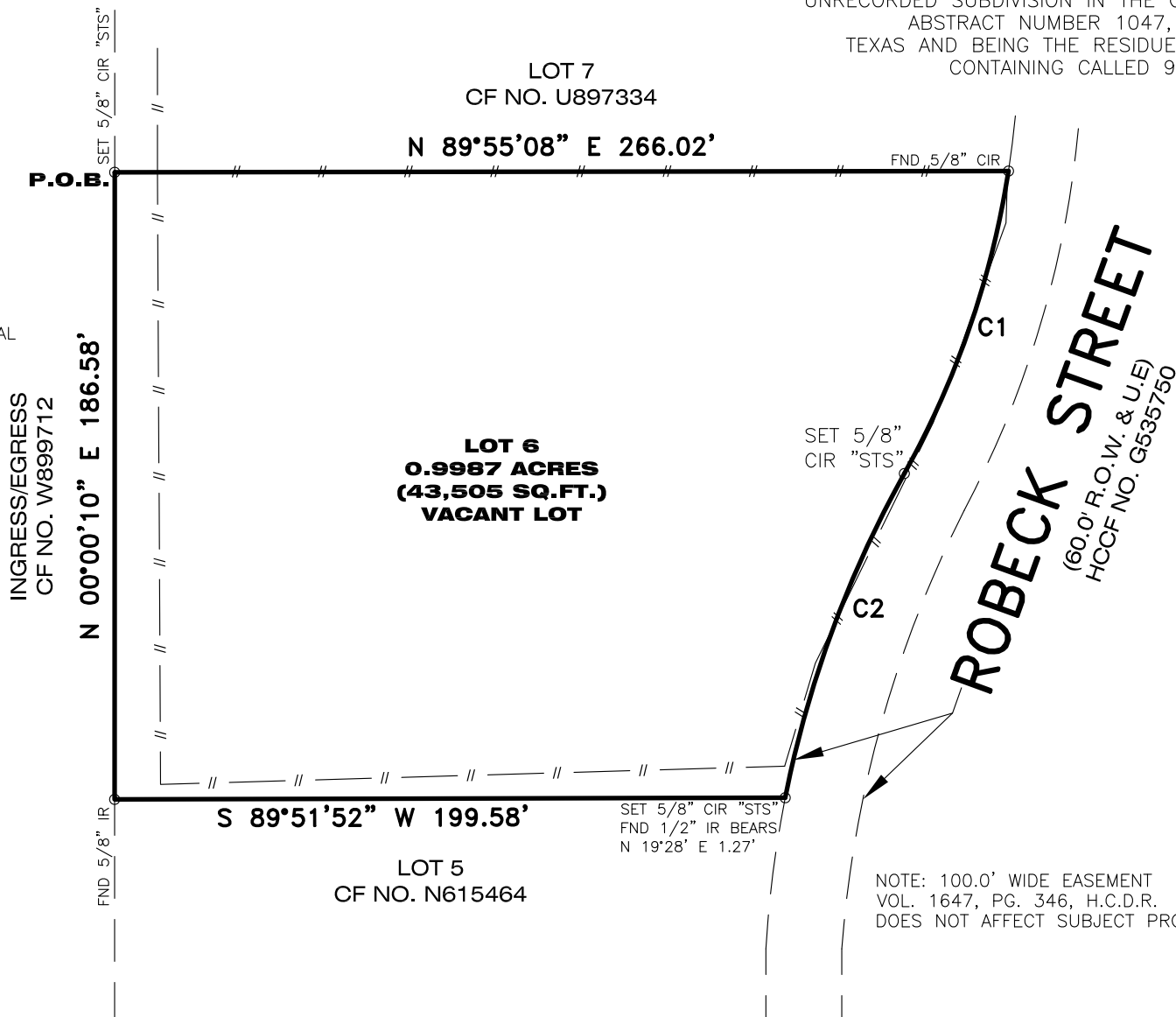


CURVE TABLE					
C#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	270.00'	20°18'22"	95.69'	S 18°59'34" W	95.19'
C2	330.00'	17°55'11"	103.21'	S 20°11'10" W	102.79'

# SURVEY OF

A TRACT OF LAND CONTAINING 0.9987 ACRE BEING KNOWN AS LOT 6 OF WILLOW BEND ESTATES, AN UNRECORDED SUBDIVISION IN THE CHARLES JUERGEN SURVEY, ABSTRACT NUMBER 1047, HARRIS COUNTY, TEXAS AND BEING THE RESIDUE OF A TRACT OF LAND CONTAINING CALLED 93.791 ACRES

- LEGEND:**
- CIR - CAPPED IRON ROD
  - IR - IRON ROD
  - ☒ - CATCH BASIN
  - ☐ - CABLE BOX
  - ⊙ - POWER POLE
  - ⊙ - STORM MANHOLE
  - ⊙ - TELEPHONE PEDESTAL
  - //— WOOD FENCE



NOTE: 100.0' WIDE EASEMENT VOL. 1647, PG. 346, H.C.D.R. DOES NOT AFFECT SUBJECT PROPERTY.

**LEGAL DESCRIPTION**

A TRACT OF LAND CONTAINING 0.9987 ACRES BEING KNOWN AS LOT 6 OF WILLOW BEND ESTATES, AN UNRECORDED SUBDIVISION IN THE CHARLES JUERGEN SURVEY, ABSTRACT NUMBER 1047, HARRIS COUNTY, TEXAS AND BEING THE RESIDUE OF A TRACT OF LAND CONTAINING CALLED 93.791 ACRES AS DESCRIBED IN DEED TO M.E. SIMMONS GRAHAM UNDER CLERK'S FILE NUMBER T681693 OF THE REAL PROPERTY RECORDS OF SAID HARRIS COUNTY, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON THE WEST BOUNDARY OF SUBJECT TRACT BEING NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST);

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ON THE EAST LINE OF A CALLED INGRESS/EGRESS TRACT IN DEED TO MATHEW MCEACHERN UNDER CLERK'S FILE NUMBER W899712, AND BEING THE SOUTHWEST CORNER OF LOT 7 AS DESCRIBED IN DEED TO WILLIAM OAKLAND UNDER CLERK'S FILE NUMBER U897334;

THENCE NORTH 89 DEGREES 55 MINUTES 08 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 6 AND THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 266.02 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF SAID LOT 7, SAID IRON ROD BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF ROBECK STREET AS DESCRIBED UNDER CLERK'S FILE NUMBER G703255;

THENCE IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 20 DEGREES 18 MINUTES 22 SECONDS, AN ARC LENGTH OF 95.69 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET AT A POINT OF REVERSE CURVATURE IN SAID RIGHT-OF-WAY LINE;

THENCE IN A SOUTHERLY DIRECTION CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 55 MINUTES 11 SECONDS, AN ARC LENGTH OF 103.21 FEET TO 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 19 DEGREES 28 MINUTES EAST, 1.27 FEET, SAID 5/8 INCH IRON ROD BEING THE NORTHEAST CORNER OF LOT 5 AS DESCRIBED IN DEED TO VIRGINIA K. SWANK UNDER CLERK'S FILE NO. N615464;

THENCE SOUTH 89 DEGREES 51 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID LOT 5, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 199.58 FEET TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF SAID LOT 5 AND BEING LOCATED ON THE AFOREMENTIONED EAST LINE OF MCEACHERN TRACT;

THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 6 AND THE EAST LINE OF SAID MCEACHERN TRACT, A DISTANCE OF 186.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.9987 ACRES (43,505 SQUARE FEET) OF LAND, MORE OR LESS.

**SURVEYOR'S CERTIFICATION**

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plot correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF 2619188-H090 of FIRST AMERICAN TITLE GUARANTY COMPANY

**NOTES:**

1. BASIS OF BEARING IS THE WEST BOUNDARY LINE OF SUBJECT TRACT BEING N 00°00'10" W.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION ARE PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 2619188-H090 OF FIRST AMERICAN TITLE GUARANTY COMPANY. EFFECTIVE DATE: APRIL 01, 2021.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2021. ALL RIGHTS RESERVED.

PROPERTY LIES WITHIN FLOOD ZONE       X      , ACCORDING TO F.I.R.M. MAP NO. 48201C 0215L, DATE 06-18-2007, BY GRAPHING PLOTTING ONLY, WE

DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

ADDRESS: ROBECK STREET  
 CITY: TOMBALL, TEXAS ZIP: 77377  
 PURCHASER: THOMAS ALLAN HOERNER AND THOMAS ALLAN HOERNER, JR.  
 JOB NO: 0728-21 DATE: 04-16-21 SCALE: 1"=50'-00"

REVISION: 05-12-21 COMMENTS  
 REVISION: 05-14-21 COMMENTS



*[Handwritten Signature]*  
 Fred W. Lawton, Registered Professional Land Surveyor No. 2321



**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
 11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082  
 281-556-6918 FAX 281-556-9331  
 Firm Number: 10045400

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**JOB NO: 0728-21**