

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	14.87'	14.82'	N 18°26'56" E	17°02'24"

LINE	BEARING	DISTANCE
L1	N 26°58'39" E	12.50'

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- SET "X" ON CONCRETE
- ELECTRIC METER
- GAS METER
- CONTROL MONUMENT

**6,134.19 SQ. FT. TRACT
HARRIS COUNTY, TEXAS**

BEING A 6,134.19 SQ. FT. TRACT BEING A PORTION OF LOTS 59 AND 60, BLOCK 6, OF PARKWAY WEST SECTION ONE (1), A SUBDIVISION RECORDED IN VOLUME 300, PAGE 74, MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN CF. NO. RP-2021-455385, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, (O.P.R.H.C.T.), SAID 6,134.19 SQ. FT. TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on the Southeast ROW line of Burwood Circle (50' ROW), same being the Northwest line of said Lot 59, at the Southwest corner of a 0.2459 acre tract described in CF. NO. 2019-560472 (O.P.R.H.C.T.), for the Northwest corner of this tract.

THENCE N89°31'03"E through the interior of said Lot 59, with the common line of said 0.2459 acre tract, a distance of 122.19 feet to a calculated point on the Southeast line of said Lot 59, at the Southeast corner of said 0.2459 acre tract, for the Northeast corner of this tract, from which a fence post found for reference bears S65°35'05"E, a distance of 1.72 feet.

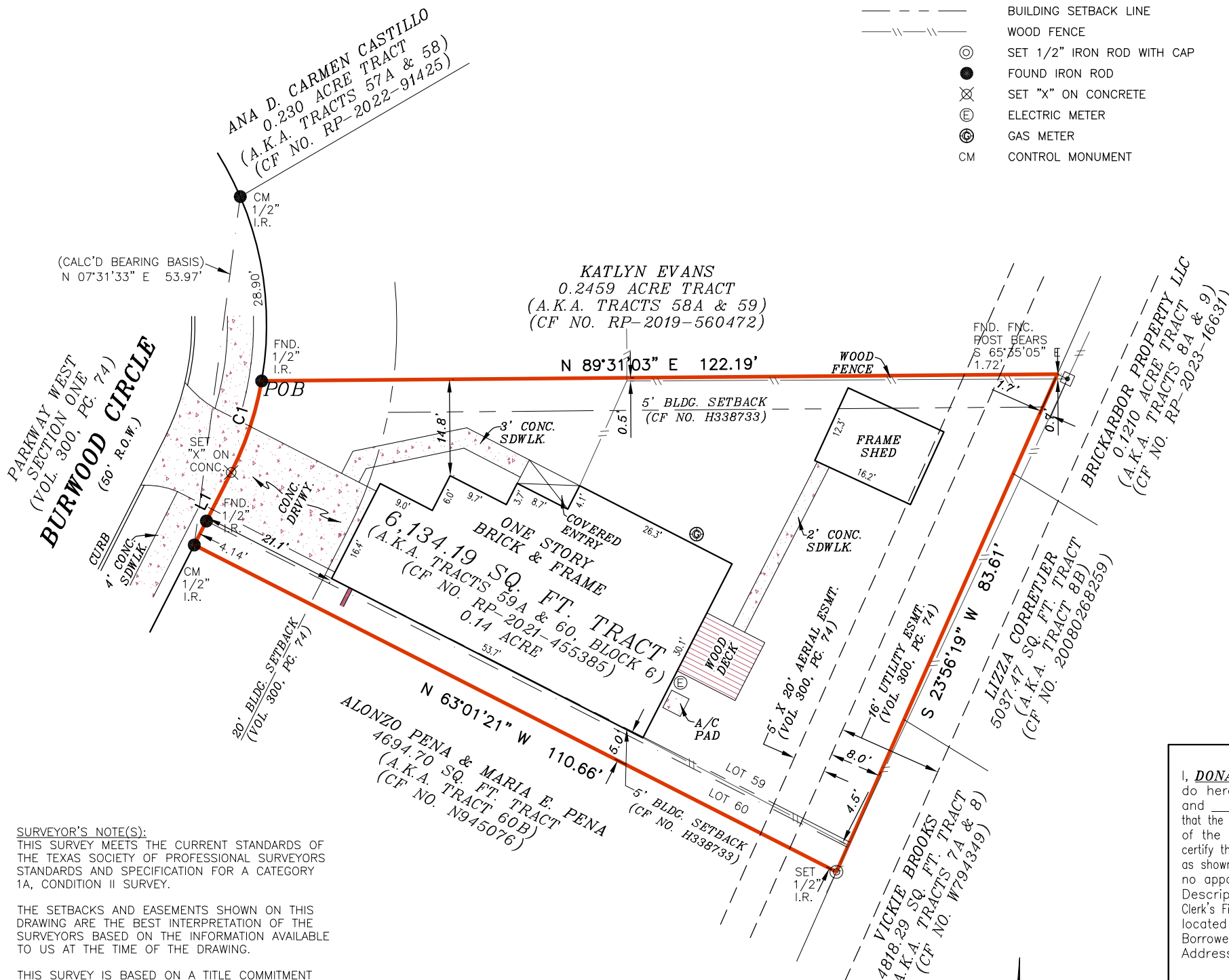
THENCE S23°56'19"W along the Southeast line of this tract, passing the Southeast common corner of said Lots 59 and 60, for a total distance of 83.61 feet to a 1/2" iron rod set on the Southeast line of said Lot 60, at the East corner of a 4694.70 SQ. FT. tract described in CF. NO. N945076 (O.P.R.H.C.T.), for the South corner of this tract.

THENCE N63°01'21"W through the interior of said Lot 60 along the common line of said 4694.70 SQ. FT. tract and this tract, a distance of 110.66 feet to a 1/2" iron rod found on the Southeast ROW line of Burwood Circle, same being the Northwest line of said Lot 60, at the North corner of said 4694.70 SQ. FT. tract, for the Southwest corner of this tract.

THENCE along the Southeast ROW line of Burwood Circle, a total of two (2) courses and distances:

1) N26°58'39"E, passing at a distance of 4.14 feet, the Northwest common corner of said Lots 60 & 59, for a total distance of 12.50 feet to an "X" set in concrete on the Northwest line of said Lot 59.

2) along a curve to the left, whose Radius = 50.00 feet, whose Arc Length = 14.87 feet, with a Chord that bears N18°26'56"E, a distance of 14.82 feet to the POINT OF BEGINNING and containing 6,134.19 SQ. FT. tract of land, more or less.



SURVEYOR'S NOTE(S):
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY GF NO. 9994-23-35710 ISSUED ON 04/14/23.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0615 M
REV. DATE: 11/15/2019
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

GRAPHIC SCALE



I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **PATTEN TITLE COMPANY** and **PREMIER HOME BUYERS 1, LLC** that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.
Description: **BEING A 6,134.19 SQ. FT. PARCEL OF LAND** recorded in Clerk's File **RP-2021-455385**, of the Map/Deed and Plat Records of **HARRIS** County, Texas, located in the **W.C.R.R. CO. SURVEY, A-985**
Borrower/Owner: **PREMIER HOME BUYERS 1, LLC**
Address: **20511 BURWOOD CIR., KATY, TX 77449** GF No. **9994-23-35710**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 300, PAGE 74, MAP RECORDS, HARRIS COUNTY, TEXAS (CLERK'S FILE NO(S). G960528, G921374 THRU G921385, G966251, H004060, H338733, U151810, V552365, W393847, X283108, X283110, X283111, 20080585178, 20090079053, 20120167347, 20140374515, 20150201773, RP-2019-150152, RP-2021-522241, RP-2021-502486, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY

JOB NO.:	2304039228	NO.	REVISION	DATE
DATE:	05/04/23			
DRAWN BY:	SZ/AV			
APPROVED BY:	DMC			



FIRM REGISTRATION NO. 10190700
DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4733
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Overland Consortium Inc.

Surveyors
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