

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1030.00'	210.02'	--	--	11°40'58"
C2	1030.00'	210.02'	209.66'	N 66°07'46" E	11°40'58"

**3.00 ACRE TRACT  
HARRIS COUNTY, TEXAS**

BEING A 3.00 ACRE TRACT OF LAND OUT OF THE MEREDITH DUNCAN SURVEY, ABSTRACT 17, HARRIS COUNTY, TEXAS AND BEING OUT OF THAT CERTAIN 104.31 ACRE TRACT OF LAND DESCRIBED IN CF. NO. F243786 AND FILM CODE 171-20-2384, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, (O.P.R.H.C.T.), THE SAID 3.00 ACRE TRACT BEING THE SAME TRACT DESCRIBED IN CF. NO. T786269, (O.P.R.H.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARING BASIS = TEXAS SOUTH CENTRAL NAD 83)

**BEGINNING** at 5/8" iron rod found on the Southerly ROW Line of Gatewood Road (60' ROW), at the Northeast corner of a 2.5001 acre tract conveyed to Jorge A. Garza and described in CF. NO. V150971, (O.P.R.H.C.T.), for the Northwest corner of this tract.

THENCE along the Southerly ROW Line of Gatewood Road, along a curve to the left, whose Radius = 1030.00 feet, whose Arc Length = 210.02 feet, with a chord that bears N66°07'46"E, a distance of 209.66 feet to a 1/2" iron rod set on said ROW line, at the Northwest corner of a 3.425 acre tract conveyed to Milton C. & Winifred A. Denman in CF. NO. G272013, (O.P.R.H.C.T.), for the Northeast corner of this tract, from which a fence post found for reference bears N40°02'08"E, a distance of 0.43 feet.

THENCE S29°45'33"E, along the common line of said 3.425 acre tract and this tract, a distance of 539.97 feet to a 1/2" iron rod set on the North line of a tract conveyed to Karen Harlan Schumacher and described in CF. NO. L200274, (O.P.R.H.C.T.), at the Southwest corner of said 3.425 acre tract, for the Southeast corner of this tract, from which a fence post found for reference bears S39°31'07"E, a distance of 4.64 feet.

THENCE S78°11'41"W, along the North line of said "Schumacher" tract, a distance of 319.78 feet to a calculated point on said North line, at the Southeast corner of said 2.5001 acre tract, for the Southwest corner of this tract, from which a 3/4" iron pipe found at the Southwest corner of said 2.5001 acre tract bears S78°11'41"W, a distance of 260.09 feet and from said calculated point, a fence post found for reference bears N28°28'25"E, a distance of 0.97 feet.

THENCE N18°05'00"W, along the common line of said 2.5001 acre tract and this tract, a distance of 472.69 feet to the **POINT OF BEGINNING** of this tract and containing 3.00 acre of land, more or less.

FLOOD INFORMATION  
FIRM: 48201C PANEL: 0535 L  
REV. DATE: 06/18/2007  
ZONE: "SHADE 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.

**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 ALAMO TITLE INSURANCE COMPANY GF NO. ATCH-70F-ATCH24134930-NB ISSUED ON 03/18/24.

BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **ALAMO TITLE COMPANY**

and 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 3.00 ACRE PARCEL OF LAND** recorded in Clerk's File **T786269**, of the Map/Deed and Plat Records of **HARRIS** County, Texas, located in the **MEREDITH DUNCAN SURVEY, A-17**  
Borrower/Owner: **HEIGHTS PARTNERS REALTY GROUP LLC**  
Address: **4116 GATEWOOD RD., CROSBY, TX 77532** GF No. **ATCH-70F-ATCH24134930-NB**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CLERK'S FILE NO. G016197, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



**Overland Consortium Inc.  
Surveyors**

Tel: 281-940-8869 Fax: 281-207-6476

999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

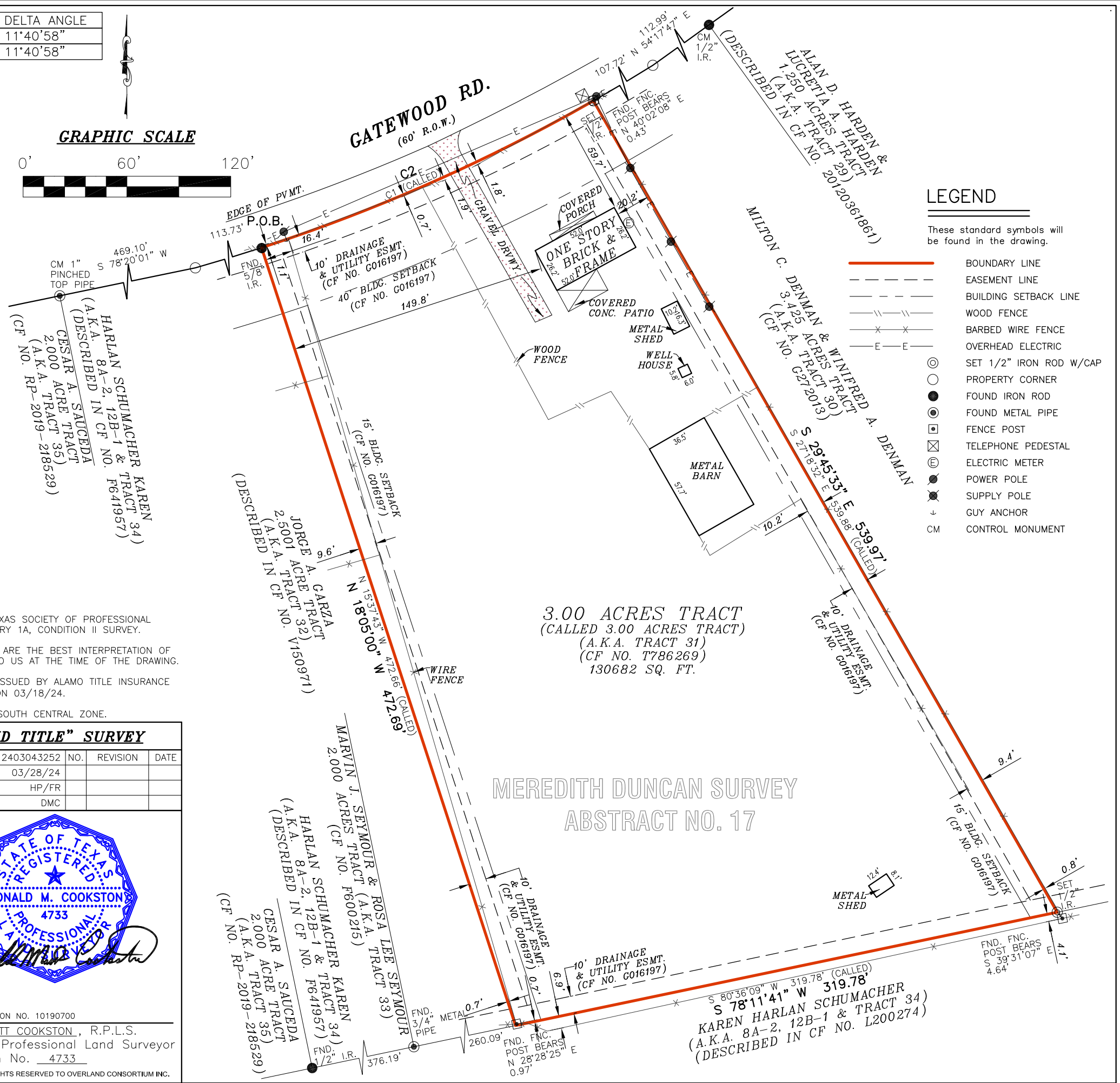
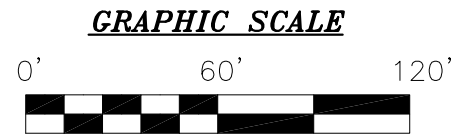
**"LAND TITLE" SURVEY**

JOB NO.:	2403043252	NO.	REVISION	DATE
DATE:	03/28/24			
DRAWN BY:	HP/FR			
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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- LEGEND**
- These standard symbols will be found in the drawing.
- BOUNDARY LINE
  - - - EASEMENT LINE
  - - - BUILDING SETBACK LINE
  - || WOOD FENCE
  - / — BARBED WIRE FENCE
  - x — OVERHEAD ELECTRIC
  - ⊙ SET 1/2" IRON ROD W/CAP
  - PROPERTY CORNER
  - FOUND IRON ROD
  - ⊕ FOUND METAL PIPE
  - ⊗ FENCE POST
  - ⊠ TELEPHONE PEDESTAL
  - ⊕ ELECTRIC METER
  - ⊙ POWER POLE
  - ⊙ SUPPLY POLE
  - ⊕ GUY ANCHOR
  - CM CONTROL MONUMENT

**3.00 ACRES TRACT  
(CALLED 3.00 ACRES TRACT)  
(A.K.A. TRACT 31)  
(CF NO. T786269)  
130682 SQ. FT.**

**MEREDITH DUNCAN SURVEY  
ABSTRACT NO. 17**