

MUESCHKE RD.
60' R.O.W.

GREGORY M. STONE
& DONNA M. STONE
4.1620 ACRE TRACT
(A.K.A. TRACT 9M)
(CF NO. 20090126995)

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

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

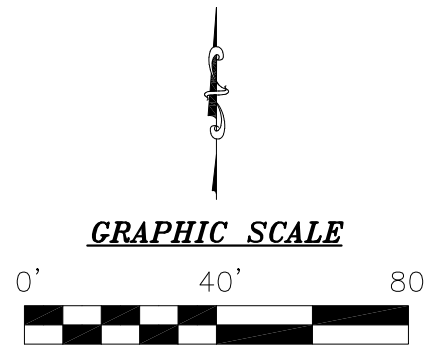
CLINTON OLIVER WARD
1.0000 ACRE TRACT
(A.K.A. TRACT 9L-1)
(CF NO. RP-2022-134343)

1.00000 ACRE TRACT
(A.K.A. TRACT 9L)
(CF NO. V410539)
43,557 SQ. FT.

MARIA GUADALUPE RUIZ REYES &
BRAYAN GUSTAVO GONZALEZ RUIZ
1.0028 ACRE TRACT
(A.K.A. TRACT 9D-2A)
(CF NO. RP-2024-304134)

JOHN EARL STERLING
REMAINING PORTION OF 3.000 ACRE TRACT
(A.K.A. TRACT 9D-2)
(CF NO. RP-2024-138938)

LINE	BEARING	DISTANCE
L1	S 03°37'27" E	13.01'
L2	S 05°48'24" E	13.01'



SAMS INVESTORS LLC
24.48 ACRE TRACT
(A.K.A. TRACT 9)
(CF NO. RP-2021-535325)

County: Harris
Job No.: 2503047479

Being a 0.9999 acre tract of land located in the Solomon Brown Survey, A-7, Harris County, Texas; said 0.9999 acre tract being all of a called 1.00000-acre tract (A.K.A. Tract 9L), described in Clerk's File Number V410539 of the Official Public Records of Real Property, Harris County (O.P.R.R.P.H.C.), Texas; said 0.9999 acre tract being more particularly described by metes and bounds as follows (bearings are based on Texas Coordinate System, NAD 83, South Central Zone);

BEGINNING at 5/8-inch iron rod found on the east right-of-way line of Mueschke Road (60 feet wide) for the northwest corner of said Tract 9L and the southwest corner of a called 1.0000-acre tract (A.K.A. Tract 9L-1) described in a deed to Clinton Oliver Ward in Clerk's File Number No. RP-2022-134343 of the O.P.R.R.P.H.C.;

THENCE, North 87 degrees 49 minutes 03 seconds East, a distance of 268.29 feet, with the common line of said Tract 9L and 9L-1, to a 1/2-inch iron rod with cap stamped "OSC" set on the west line of a called 24.48-acre tract described in a deed to Sams Investors LLC, in Clerk's File Number RP-2021-535325 of the O.P.R.R.P.H.C., for the common east corner of said Tract 9L and Tract 9L-1;

THENCE, South 14 degrees 00 minutes 24 seconds West, a distance of 160.26 feet, with the east line of said Tract 9L, to a 1/2-inch iron rod with cap stamped "OSC" set;

THENCE, South 05 degrees 48 minutes 24 seconds East, a distance of 13.01 feet, continuing with the east line of said Tract 9L, to a 1/2-inch iron rod with cap stamped "OSC" set for the southeast corner of said Tract 9L and the northeast corner of a called 1.0028 -acre tract described in a deed to Maria Guadalupe Ruiz Reyes & Brayan Gustavo Gonzalez Ruiz, in Clerk's File Number RP-2024-304134 of the O.P.R.R.P.H.C.;

THENCE, South 87 degrees 48 minutes 50 seconds West, a distance of 257.90 feet, with the common line of said Tract 9L and said 1.0028-acre tract, to a 5/8-inch iron rod found on the east right-of-way line of said Mueschke Road for the common west corner of said Tract 9L and said 1.0028-acre tract;

THENCE, North 09 degrees 09 minutes 36 seconds East, a distance of 170.23 feet, with the west line of said Tract 9L and the east right-of-way line of said Mueschke Road, to the **POINT OF BEGINNING** and containing 0.9999 acres of land.

LEGEND

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - WOOD FENCE
 - OVERHEAD ELECTRIC
 - HIGH BANK
 - SET 1/2" IRON ROD WITH CAP
 - FOUND IRON ROD
 - POWER POLE
 - SERVICE POLE
 - FIBER OPTIC CABLE MARKER
 - CONTROL MONUMENT

I, LUTHER J. DALY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to _____ 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 1.00000 ACRE PARCEL OF LAND recorded in Clerk's File V410539, of the Map/Deed and Plat Records of HARRIS County, Texas, located in the SOLOMON BROWN SURVEY, A-7
Recorded Owner: NATALIE ANN BROOKS
Address: 22534 MUESCHKE RD., TOMBALL, TX 77377 GF No. _____

"BOUNDARY" SURVEY

JOB NO.:	2503047479	NO.	REVISION	DATE
DATE:	04/01/25			
DRAWN BY:	MS/DT			
APPROVED BY:	LJD			



SURVEYOR'S NOTE(S):
NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

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

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTING OR FUTURE DEVELOPMENT STIPULATIONS. FUTURE DEVELOPMENT IS THE RESPONSIBILITY OF ENGINEERS/ARCHITECT. EASEMENTS AND SETBACKS ARE ONLY LIMITED TO WHAT IS DECLARED IN THE TITLE COMMITMENT PRESENTED TO OSC AT THE TIME OF THE SURVEY ORDER.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0205 L
REV. DATE: 06/18/2007
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.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

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

FIRM REGISTRATION NO. 10190700
LUTHER J. DALY, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6150
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