

9.8137 ACRE TRACT
HARRIS COUNTY, TEXAS

BEING A 9.8137 ACRE TRACT OF LAND OUT OF THE JOSEPH MILLER SURVEY, A-S-B, HARRIS COUNTY, TEXAS, BEING ALL OF THE 3.144 ACRE TRACT CONVEYED TO DENISE HOWARD IN CLERK'S FILE NUMBER (CF. NO.) RP-2025-320093, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, (O.P.R.H.C.T.), AND BEING THE REMAINING PORTION OF THE 10.452 ACRE TRACT CONVEYED TO DENISE HOWARD IN CF. NO. RP-2025-320094, (O.P.R.H.C.T.), THE SAID 9.8137 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARING BASIS = TEXAS SOUTH CENTRAL NAD 83)

BEGINNING at a 5/8" iron rod found on the East ROW line of Ulrich Road (60' ROW), at the lower Northwest corner of that certain 9.470 acre "Klein" tract described in CF. NO. X574921, (O.P.R.H.C.T.), same being the Southwest corner of said 3.144 acre tract and this tract.

THENCE N02°05'11"W, along the East ROW line of Ulrich Road, passing at distance of 299.95 feet, a 5/8" iron rod found with illegible cap at the Northwest corner of said 3.144 acre tract, continuing for a total distance of 399.22 feet to a 5/8" iron rod found on West line of the said 10.452 acre tract, at the Southwest corner of Ulrich Acres, a subdivision recorded in Film Code No. 677567, Map Records, Harris County, Texas (M.R.H.C.T.), being the lower Northwest corner of this tract.

THENCE through the interior of said 10.452 acre tract, along the common line of said Ulrich Acres and this tract, the following two courses and distances:

1) N87°24'15"E, a distance of 291.25 feet to a point in a pond at the Southeast corner of said Ulrich Acres, for an "ell" corner of this tract.

2) N02°30'32"W, a distance of 175.00 feet to a 1/2" iron rod set with "OSC" cap on the South line of that certain 0.4950 acre "Miller" tract known as Lot 15, Red Oak Terrace, an unrecorded subdivision as described in CF. NO. RP-2017-210020, (O.P.R.H.C.T.), at the Northeast corner of said Ulrich Acres, same being the upper Northwest corner of this tract.

THENCE N87°23'16"E, along the common line of said Red Oak Terrace and said 10.452 acre tract, a distance of 579.20 feet to a 1/2" iron rod set with "OSC" cap at the Southeast corner of said Red Oak Terrace, same being the Northeast corner of said 10.452 acre tract and this tract.

THENCE S02°02'50"E, along the West line of the Replat of the Reserve at Spring Lake, Sec. Two, a subdivision recorded in Film Code No. 675954, (M.R.H.C.T.), passing at a distance of 243.46 feet, a 1/2" iron rod found with "Timeline" cap, continuing for a total distance of 524.20 feet to a 5/8" iron rod found at the Northeast corner of said 9.470 acre "Klein" tract, same being the Southeast corner of said 10.452 acre tract and this tract.

THENCE along the common line of said 9.470 acre "Klein" tract and this tract, the following three (3) courses and distances:

1) S87°23'19"W, along the South line of said 10.452 acre tract, a distance of 411.89 feet to a 5/8" iron rod found on the East line of said 3.144 acre tract, being the upper Northwest corner of said 9.470 acre "Klein" tract, for an "ell" corner of this tract.

2) S02°09'22"E, departing the South line of said 10.452 acre tract, a distance of 50.00 feet to a 1/2" iron rod set with "OSC" cap at the Southeast corner of said 3.144 acre, same being an "ell" corner of said 9.470 acre "Klein" tract and this tract.

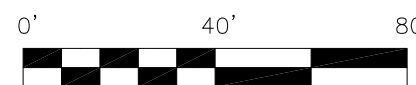
3) S87°23'35"W, a distance of 456.96 feet to the **POINT OF BEGINNING** of the herein described tract and containing 9.8137 acres (427,484 SQ. FT.) of land, more or less.

LEGEND

These standard symbols will be found in the drawing.

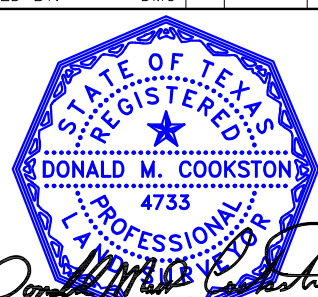
- BOUNDARY LINE
- EASEMENT LINE
- WOOD FENCE
- WROUGHT IRON FENCE
- SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- WATER METER
- GAS TANK
- TRANSFORMER
- POWER POLE
- CABLE TV BOX
- CLEANOUT
- SEPTIC TANK
- CONTROL MONUMENT

GRAPHIC SCALE



"LAND TITLE" SURVEY

JOB NO.:	2607052539	NO.:	1	REVISION:	DATE:
DATE:	07/24/26	1	REVISED:	DATE:	07/28/26
DRAWN BY:	KBS/SV	DWC	FENCE	& P.O.B.	
APPROVED BY:					



FIRM REGISTRATION NO. 1018700
DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4733.
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FLOOD INFORMATION
FIRM: 45021C, PANEL: 0065 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.

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 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 THE PROPERTY OF OVERLAND SURVEYORS CONSORTIUM. IT IS CERTIFIED FOR THIS USE ONLY, AND IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR OWNERS.

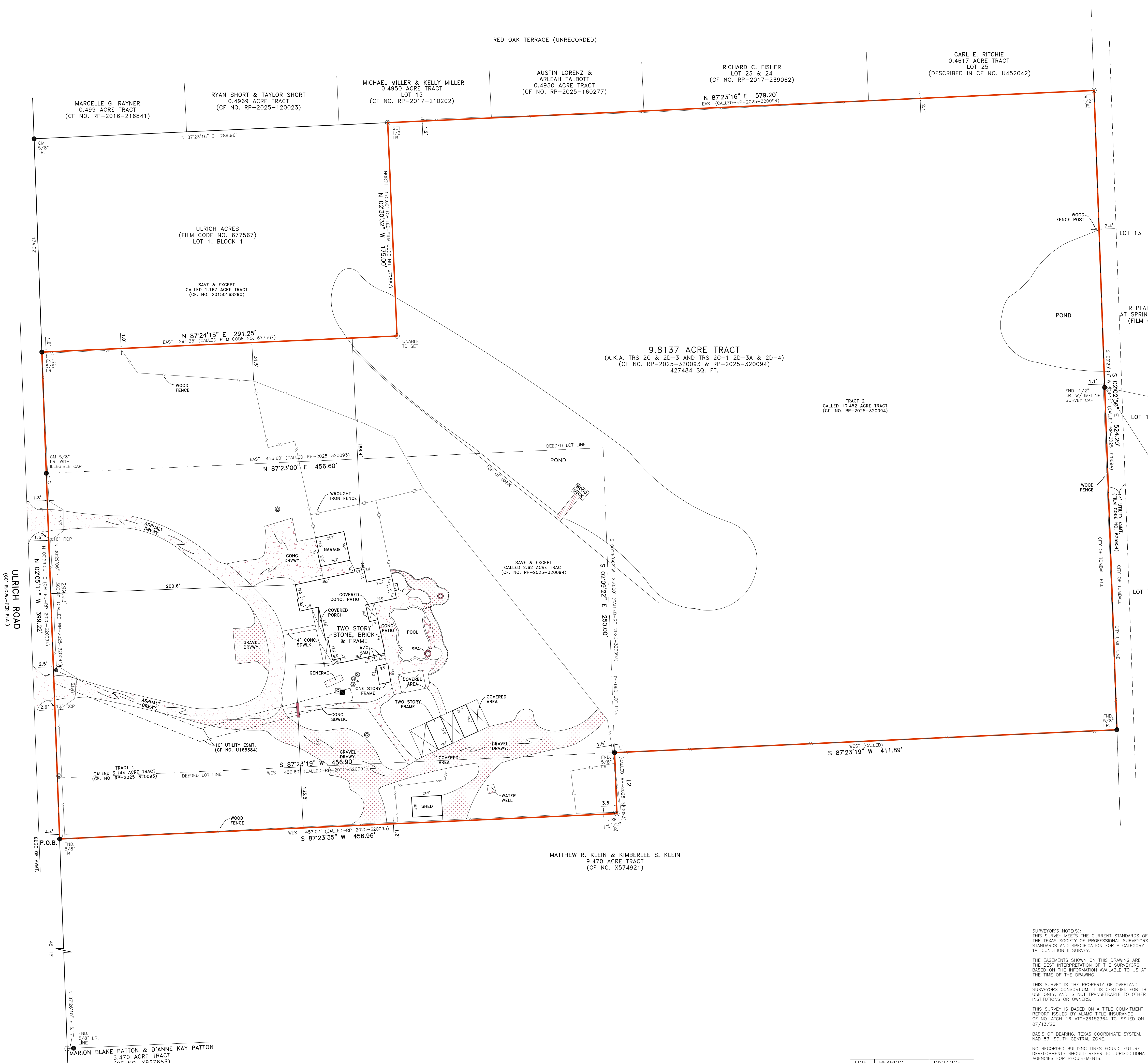
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY ALAMO TITLE INSURANCE OF NO. ATCH-16-ATC26152364-TC ISSUED ON 07/13/26.

BASED ON BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

NO RECORDED BUILDING LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

THERE EXIST A EASEMENT AS RECORDED IN VOLUME 8366, PAGE 605, DEED RECORDS, HARRIS COUNTY, TEXAS.

LINE	BEARING	DISTANCE
L1	SOUTH	50.00'
L2	S 02°09'22" E	50.00'



9.8137 ACRE TRACT
(A.K.A. TRS 2C & 2D-3 AND TRS 2C-1, 2D-3A & 2D-4)
(CF. NO. RP-2025-320093 & RP-2025-320094)
427484 SQ. FT.

TRACT 2
CALLED 10.452 ACRE TRACT
(CF. NO. RP-2025-320094)

SAVE & EXCEPT
CALLED 2.62 ACRE TRACT
(CF. NO. RP-2025-320094)

MATTHEW R. KLEIN & KIMBERLEE S. KLEIN
9.470 ACRE TRACT
(CF. NO. X574921)

MARION BLAKE PATTON & D'ANNE KAY PATTON
5.470 ACRE TRACT
(CF. NO. Y837663)