



Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	596.62'	163.42'	15°41'38"	162.91'	S05°58'51" W

CALLLED 2.5835 ACRES  
JOSEPH S. & JEAN E. SMITH  
H.C.C.F. No. S909125

N87°26'13"E 293.24'

TRACT 3  
CALLLED 1.00 ACRES  
MATT R. WILLIAM  
H.C.C.F. No. X441879

4.0144 ACRES  
(174,866 SQ. FT.)

TRACT 2  
CALLLED 1.00 ACRES  
MATT R. WILLIAM  
H.C.C.F. No. X441878

TRACT 1  
CALLLED 2.00 ACRES  
KENNETH A. GRULLER  
H.C.C.F. No. X441880

CALLLED 5.0545 ACRES  
SHELLY BECKHAM  
H.C.C.F. No. R761960

CALLLED 5.00 ACRES  
EDWARD ZAWACKI & PATRICK A. HATCHER  
H.C.C.F. No. 20060037143

N02°33'46"W 598.88'

S02°46'02"E 437.78'

C1

P.O.B.

#### NOTES:

- The surveyor has not abstracted the subject property.
- This survey was created with the benefit of a title commitment prepared by Alamo Title Insurance Company, GF No. ATCH-16-ATCH25142865R, Effective Date: April 10, 2025.
- Basis of Bearings for the survey is the Texas State Plane Coordinate System South Central Zone NAD 83.
- By graphic plotting only, the subject property lies in Zone "X", areas determined to be outside of the 0.2% annual chance flood, as defined by the Federal Emergency Management Agency flood insurance rate map number 48201C0230L, dated 06-18-2007.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There was no evidence of wetlands field delineation markers observed in the process of conducting the fieldwork.
- The property has direct access to Stuebner Airline Road, being a dedicated public R.O.W.
- The property described hereon is the same as the property described in Old Alamo Title Insurance Company Commitment No. ATCH-16-ATCH25142865R with an effective date of April 10, 2025 and issued on May 8, 2025 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the Property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property.
- This survey was made in accordance with laws and/or Minimum Standards of the State of Texas.
- There are no gaps, gores, overlaps or hiatus inherent to the surveyed property based on the field survey performed and the title commitment provided.
- The directional, distance and curve data in the legal description forms a mathematical closure.
- There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- The existing improvements are wholly within building restriction lines established by plat, other recorded documents or local zoning ordinances.
- There is no observable evidence of any cemeteries, gravesites or burial grounds on the Property.
- There are 0 regular parking spaces and 0 handicap parking space for a total of 0 parking spaces on subject tract.
- All utilities and utility lines, above-grade and below-grade, on the Property are shown to the extent applicable.
- No portion of the subject Property lies in the boundaries of a public roadway.
- There were no observed access ways encroaching on the subject property.
- All land lot, district and section lines and city or county boundaries intersecting or adjacent to the property are depicted on the survey.
- The legal description shown hereon is the result of an on-the-ground survey performed by Gruller Surveying, LLC.

#### METES AND BOUNDS DESCRIPTION

4.0144 ACRES  
LOCATED IN THE  
J.S. SMITH SURVEY, A-730,  
HARRIS COUNTY, TEXAS

Being a tract or parcel of land containing 4.0144 acres of land or 174,866 square feet, located in the J.S. Smith Survey, Abstract 730, Harris County, Texas; Said 4.0144 acre tract being comprised of 3 tracts of land, Tract 1, a called 2.00 acre tract, Tract 2, a called 1 acre tract and Tract 3, a called 1.00 acre tract of land of record in the name of Matt R. William in Harris County clerk's File (H.C.C.F.) Number X441880, X441878 and X441879; Said 4.0144 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System, South Central Zone (NAD83)):

BEGINNING at a 3/8 inch iron rod found for the southeast corner of the herein described tract, being the northeast corner of a called 5.0545 acre tract of record in the name of Shelly Beckham in H.C.C.F. Number R761960 and being on the West Right-of-Way (R.O.W.) line of Stuebner Airline Road (80 feet wide);

THENCE, coincident the south line of the herein described tract and being the north line of aforesaid 5.0545 acre tract, South 87 degrees 26 minutes 13 seconds West, a distance of 270.60 feet to a 1/2 inch iron rod found for the southwest corner for the herein described tract and being the southeast corner of a called 5.00 acre tract of land of record in the name of Edward Zawacki & Patricia A. Hatcher in H.C.C.F. Number 20060037143;

THENCE, coincident the west line of the herein described tract and being the east boundary line of aforesaid 5.00 acre tract, North 02 degrees 33 minutes 46 seconds West, a distance of 598.88 feet to a 5/8 inch iron rod with "Gruller" cap set for the northwest corner of the herein described tract and being the southwest corner of a called 2.5835 acre tract of record in the name of Joseph S. & Jean E. Smith in H.C.C.F. Number S909125;

THENCE, coincident the north line of the herein described tract and being the south line of aforesaid 2.5835 acre tract; North 87 degrees 26 minutes 13 seconds East, a distance of 293.24 feet to a 5/8 inch iron rod with "Gruller" cap set for the northeast corner of the herein described tract, being the southeast corner of aforesaid 2.5835 and being on the west R.O.W. line of aforesaid Stuebner Airline Road;

THENCE, coincident the east line of the herein described tract and being the west R.O.W. line of aforesaid Stuebner Airline Road, South 02 degrees 46 minutes 02 seconds East, a distance of 437.78 feet to a 5/8 inch iron rod found for the beginning of a curve to the right;

THENCE, coincident aforesaid curve to the right, on arc length of 163.42 feet, having a radius of 596.62 feet, a central angle of 15 degrees 41 minutes 38 seconds and a cord bearing of South 05 degrees 58 minutes 51 seconds West, a distance of 162.91 feet to the POINT OF BEGINNING and containing 4.0144 acres of land.

#### MAP OF SURVEY

BOUNDARY & IMPROVEMENT  
OF A  
4.0144 ACRES (174,866 SQ. FT.)  
TRACT, BEING ALL OF  
A CALLED 2.00 ACRE TRACT  
H.C.C.F. No. X441880,  
A CALLED 1.00 ACRE TRACT  
H.C.C.F. No. X441878 &  
A CALLED 1.00 ACRE TRACT  
H.C.C.F. No. X441879,  
LOCATED IN THE  
J.S. SMITH SURVEY, A-730,  
HARRIS COUNTY, TEXAS

REVISED 06-24-2025: TO UPDATE CERTIFICATION

**Gruller Surveying, LLC**  
PROFESSIONAL LAND SURVEYING  
1244 N. POST OAK, STE. 1420,  
HOUSTON, TEXAS 77055  
www.grullersurveying.com

SCALE: 1"=20'	FIELD BOOK: 2025-T.D.	DATE: 05-05-2025
G.F. No.: ATCH25142865	ADDRESS: 23463 Stuebner Airline Rd., Tomball, TX 77375	PHONE: (713) 333-1466 FAX: (713) 782-3755
DWG. NO. 45-2543	D.A.P.	C.K.G.

#### LEGEND

- IRON ROD SET/FIND
- POWER POLE
- GUY ANCHOR
- MANHOLE
- MONITOR WELL
- SAMPLE WELL
- CLEANOUT
- GATE VALVE & BOX
- WATER METER

- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- TELEPHONE PEDESTAL
- CABLE EQUIPMENT
- ELECTRIC BOX
- LIGHT STANDARD
- LIGHT
- AREA INLET
- PIPE BOLLARD
- TRAFFIC SIGN

- HANDICAPPED SIGN
- TREE
- FIBER OPTIC CABLE
- WOOD FENCE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC
- WATERLINE
- GAS LINE
- TELEPHONE LINE
- CENTER OF SWALE
- TOP OF BANK

- ///
- X
- E
- V.L.
- GAS
- TEL



To: Wm. R. Matt and Joan M. Matt, as Trustees for the Wm. R. Matt and Joan M. Matt Revocable Living Trust, Texas Wall Systems, LLC d/b/a TWL Construction, Pine Trace Properties LLC, a Texas limited liability company and Alamo Title Insurance Company.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey. I do hereby certify that this survey was this day made on the ground. This plat correctly represents the facts found at the time of the survey.

Kenneth A. Gruller  
Texas Registered Professional Land Surveyor No. 5476