

TOPOGRAPHIC SURVEY OF
GOSLING ROAD
SITUATED IN THE
JAMES COOPER SURVEY A-189
CITY OF SPRING
HARRIS COUNTY, TEXAS



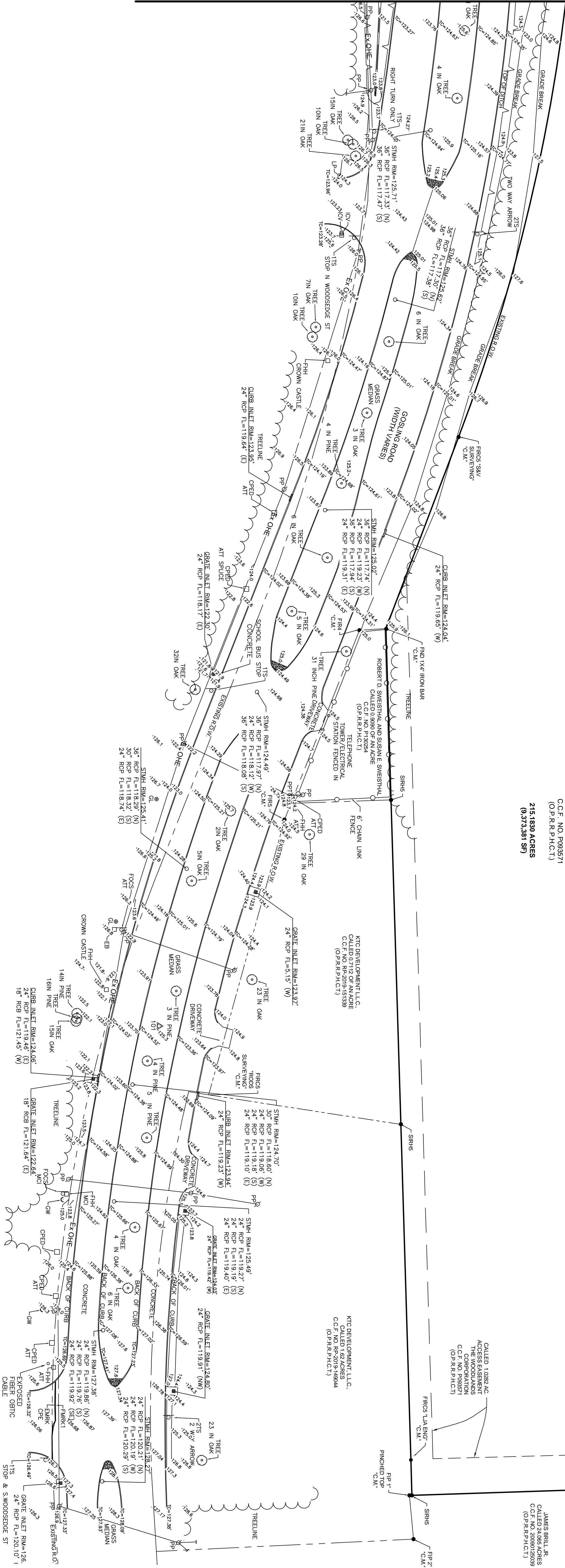
14800 ST. MARY'S LANE, SUITE 160
HOUSTON, TX 77079-2943
TEL (713) 588-2450
TBP&S SURVEYING FIRM #10029606

REVISION		DESCRIPTION
NO.	DATE	

PROJECT NO. 52417.012
ISSUED 1/28/2024
DRAWN BY: SB
CHECKED BY: SS
SHEET TITLE:
VDS-01-52417.012-835

RESIDUE OF CALLED 24.9 3206 AC.
THE WOODLANDS CORPORATION
C.C.F. NO. P093571
(O.P.R.P.H.C.T.)

215.1830 ACRES
(9,373,381 SF)



Being a 215.183 acre (9,373,381 square feet) tract of land situated in the James Cooper Survey, Abstract Number 189, Harris County, Texas; and being all of the residue of the called 249.9206 acre tract of land described in deed to The Woodlands Corporation as recorded under County Clerk's File Number (C.C.F. No.) P093571 of the Official Public Records of Real Property Harris County, Texas (O.P.R.R.P.H.C.T.), said 215.183 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found in the existing east right-of-way line of South Gosling Road (with varies) and being the northwest corner of a called 0.9090 of an acre tract of land described in a deed to Robert D. Sweisthal and Susan E. Sweisthal as recorded under C.C.F. No. P130254, O.P.R.R.P.H.C.T.;

THENCE, North 88 degrees, 14 minutes, 15 seconds East, with the line common to said existing east right-of-way line and the north line of said 0.9090 of an acre tract, a distance of 21.57 feet to a 1-inch by 4-inch iron bar found for corner, being in the west line of the residue of said 249.9206 acre tract and being the POINT OF BEGINNING of the herein described tract of land;

THENCE, North 20 degrees, 48 minutes, 04 seconds East, along the line common line to said existing east right-of-way line and the west line of the residue of said 249.9206 acre tract, a distance of 165.97 feet to a 5/8-inch iron rod with cap stamped "S&V SURVEYING" found for the beginning a curve to the left;

THENCE, Northeastly, continuing along said common line and along the arc of said curve to the left, having a central angle of 22 degrees, 31 minutes, 35 seconds, a radius of 1500.00 feet, a chord bearing of North 09 degrees, 32 minutes, 20 seconds East, a chord distance of 585.95 feet 5/8-inch iron rod with cap stamped "S&V SURVEYING" found for corner;

THENCE, North 01 degrees 43 minutes, 26 seconds West, continuing along said common line of said 215.183 acre tract, and said 15,050 acre tract, a distance of 733.77 feet to a 5/8-inch iron rod stamped "S&V SURVEYING" found for an angle point;

THENCE, North 01 degrees, 49 minutes, 06 seconds, West, continuing along said the common line, passing at a distance of 130.06 feet a 5/8-inch iron rod with cap stamped "XIG RPLS 5805" found for corner, continuing along said common line for a total distance of 290.15 feet to a 5/8-inch iron rod with cap stamped "HALFF" set for the southwest corner of a called 20.0832 tract of land as described in deed to Harris County Municipal Utility District No. 387, as recorded under C.C.F. NO. 20070748828, O.P.R.R.P.H.C.T.;

THENCE, North 88 degrees, 08 minutes, 27 seconds East, departing said existing east right-of-way line and along the line common to the residue of said 249.9206 acre tract and said 20.0832 acre tract, passing at a distance of 300.22 feet, a 5/8-inch iron rod with cap stamped "RODS SURVEYING" found for corner and continuing along said common line a total distance of 770.28 feet to a 5/8-inch iron rod with cap stamped "HALFF" set for corner;

THENCE, North 01 degrees, 48 minutes, 33 seconds West, continuing along said common line, a distance of 350.00 feet to a 5/8-inch iron rod with cap stamped "HALFF" set for an angle point;

THENCE, North 16 degrees, 45 minutes, 21 seconds West, continuing along said common line, a distance of 155.23 feet to a 5/8-inch iron rod with cap stamped "HALFF" set for an angle point;

THENCE, North 01 degrees, 50 minutes, 33 seconds West, continuing along said common line, a distance of 674.78 feet to a 5/8-inch iron rod with cap stamped "HALFF" set for corner;

THENCE, South 88 degrees, 12 minutes, 32 seconds West, continuing along said common line, a distance of 730.46 feet to a 5/8-inch iron rod with cap stamped "HALFF" set for corner in said existing east right-of-way line;

THENCE, North 01 degrees, 51 minutes, 06 seconds West, along the line common to said existing east right-of-way line and the west line of the residue of said 249.9206 acre tract, a distance of 699.56 feet to a 5/8-inch iron rod with cap stamped "HALFF" set for an angle point;

THENCE, North 13 degrees, 34 minutes, 02 seconds East, continuing along said common line, a distance of 172.84 feet to a 5/8-inch iron rod with cap stamped "HALFF" set for an angle point;

THENCE, North 17 degrees, 53 minutes, 55 seconds East, continuing along said common line, a distance of 102.96 feet to an "X" cut in concrete for an angle point;

THENCE, North 22 degrees, 23 minutes, 00 seconds East, continuing along said common line, a distance of 62.19 feet to a 5/8-inch iron rod with cap stamped "HALFF" set for an angle point;

THENCE, North 05 degrees, 12 minutes, 32 seconds East, continuing along said common line, a distance of 375.18 feet to the beginning of a curve to the left, from which a 5/8-inch iron rod with cap stamped "S&V SURVEYING" found bears North 01 degrees, 10 minutes, 26 seconds west, a distance of 0.62 feet;

THENCE, Northwestly, continuing along said common line and along the arc of said curve to the left, having a central angle of 14 degrees, 53 minutes, 13 seconds, a radius of 1780.00 feet, a chord bearing of North 11 degrees, 47 minutes, 39 seconds West, and a chord distance of 461.19 feet to a point for corner in the existing centerline of Spring creek as located on of November 15, 2023;

THENCE, along the line common to said existing centerline of Spring creek as located November 15, 2023, the called Harris and Montgomery County line, and also being the line common to the tracts, as follows: Montgomery County, Texas (Tract 3), as recorded under C.C.F. NO. 2008053984, The Woodlands Development Corporation, as recorded under Volume 989, Page 483, Montgomery County, Texas (Tract 2) as recorded under C.C.F. NO. 2008053984, Timber Lakes Section Two, as recorded under Volume 6 Page 53, Timber Lakes Section One, as recorded under Volume 6 Page 35, Timber Ridge Section Two, as recorded under C.C.F. NO. 229933, all being O.P.R.R.P.H.C.T., the following courses and distances:

North 80 degrees, 26 minutes, 58 seconds East, a distance of 121.36 feet;

North 69 degrees, 33 minutes, 52 seconds East, a distance of 85.18 feet;

South 80 degrees, 53 minutes, 52 seconds East, a distance of 52.12 feet;

South 03 degrees, 25 minutes, 13 seconds West, a distance of 53.55 feet;

South 52 degrees, 27 minutes, 43 seconds West, a distance of 90.30 feet;

South 28 minutes, 51 minutes, 33 seconds West, a distance of 66.34 feet;

South 04 degrees, 08 minutes, 11 seconds West, a distance of 70.13 feet;

South 33 degrees, 44 minutes, 05 seconds East, a distance of 81.74 feet;

South 55 degrees, 11 minutes, 19 seconds East, a distance of 37.29 feet;

South 88 degrees, 52 minutes, 43 seconds East, a distance of 56.50 feet;

North 20 degrees, 41 minutes, 41 seconds East, a distance of 38.80 feet;

North 07 degrees, 45 minutes, 46 seconds East, a distance of 54.71 feet;

North 13 degrees, 46 minutes, 42 seconds East, a distance of 56.05 feet;

North 54 degrees, 45 minutes, 07 seconds East, a distance of 88.48 feet;

South 06 degrees, 34 minutes, 17 seconds East, a distance of 16.83 feet;

South 72 degrees, 05 minutes, 36 seconds East, a distance of 32.79 feet;

South 08 degrees, 00 minutes, 19 seconds East, a distance of 98.45 feet;

South 18 degrees, 45 minutes, 29 seconds East, a distance of 95.19 feet;

South 00 degrees, 38 minutes, 58 seconds East, a distance of 26.17 feet;

South 22 degrees, 10 minutes, 46 seconds East, a distance of 78.88 feet;

South 58 degrees, 37 minutes, 15 seconds East, a distance of 37.39 feet;

South 73 degrees, 02 minutes, 43 seconds East, a distance of 113.78 feet;

North 83 degrees, 38 minutes, 05 seconds East, a distance of 65.37 feet;

North 60 degrees, 38 minutes, 42 seconds East, a distance of 136.11 feet;

North 84 degrees, 14 minutes, 03 seconds East, a distance of 64.41 feet;

South 79 degrees, 09 minutes, 31 seconds East, a distance of 62.19 feet;

South 58 degrees, 40 minutes, 04 seconds East, a distance of 127.99 feet;

South 57 degrees, 14 minutes, 03 seconds East, a distance of 110.01 feet;

South 53 degrees, 49 minutes, 32 seconds East, a distance of 143.05 feet;

South 22 degrees, 59 minutes, 52 seconds East, a distance of 69.54 feet;

South 32 degrees, 14 minutes, 59 seconds East, a distance of 118.19 feet;

South 33 degrees, 46 minutes, 54 seconds East, a distance of 45.51 feet;

South 10 degrees, 34 minutes, 16 seconds West, a distance of 56.05 feet;

South 53 degrees, 12 minutes, 24 seconds East, a distance of 56.35 feet;

South 71 degrees, 49 minutes, 13 seconds East, a distance of 38.27 feet;

South 57 degrees, 57 minutes, 13 seconds East, a distance of 62.14 feet;

South 32 degrees, 32 minutes, 33 seconds East, a distance of 24.36 feet;

South 07 degrees, 32 seconds, 07 minutes, 43 seconds East, a distance of 69.06 feet;

South 12 degrees, 41 minutes, 40 seconds East, a distance of 110.81 feet;

South 09 degrees, 26 minutes, 14 seconds West, a distance of 119.37 feet;

South 27 degrees, 41 minutes, 32 seconds East, a distance of 140.96 feet;

South 30 degrees, 04 minutes, 06 seconds East, a distance of 113.78 feet;

South 06 degrees, 21 minutes, 26 seconds East, a distance of 145.75 feet;

South 23 degrees, 26 minutes, 59 seconds East, a distance of 101.12 feet;

South 43 degrees, 04 minutes, 14 seconds East, a distance of 111.46 feet;

South 10 degrees, 49 minutes, 53 seconds East, a distance of 82.09 feet;

South 25 degrees, 18 minutes, 15 seconds West, a distance of 106.72 feet;

South 05 degrees, 29 minutes, 40 seconds East, a distance of 48.51 feet;

South, a distance of 58.64 feet;

South 46 degrees, 42 minutes, 58 seconds East, a distance of 133.41 feet;

South 49 degrees, 40 minutes, 37 seconds East, a distance of 277.80 feet;

South 06 degrees, 50 minutes, 20 seconds West, a distance of 180.28 feet;

South 24 degrees, 32 minutes, 23 seconds West, a distance of 102.57 feet;

South 05 degrees, 14 minutes, 05 seconds West, a distance of 91.10 feet;

South 11 degrees, 35 minutes, 06 seconds East, a distance of 48.81 feet;

South 17 degrees, 19 minutes, 55 seconds East, a distance of 143.70 feet;

South 35 degrees, 10 minutes, 51 seconds East, a distance of 84.51 feet;

South 61 degrees, 29 minutes, 45 seconds East, a distance of 154.76 feet;

South 48 degrees, 23 minutes, 20 seconds East, a distance of 142.38 feet;

South 35 degrees, 36 minutes, 32 seconds East, a distance of 140.90 feet;

South 24 degrees, 45 minutes, 36 seconds East, a distance of 155.13 feet;

South 00 degrees, 59 minutes, 47 seconds East, a distance of 74.36 feet;

South 30 degrees, 29 minutes, 50 seconds West, a distance of 111.31 feet;

South 64 degrees, 22 minutes, 25 seconds West, a distance of 182.89 feet;

South 42 degrees, 09 minutes, 28 seconds West, a distance of 37.18 feet;

South 07 degrees, 46 minutes, 24 seconds East, a distance of 37.30 feet;

South 46 degrees, 44 minutes, 39 seconds East, a distance of 144.28 feet;

South 13 degrees, 52 minutes, 30 seconds West, a distance of 130.73 feet;

South 54 degrees, 09 minutes, 02 seconds West, a distance of 134.78 feet;

South 19 degrees, 40 minutes, 15 seconds West, a distance of 132.09 feet;

South 29 degrees, 48 minutes, 41 seconds East, a distance of 171.63 feet;

South 26 degrees, 27 minutes, 42 seconds East, a distance of 129.63 feet;

South 52 degrees, 53 minutes, 31 seconds East, a distance of 118.48 feet;

South 70 degrees, 41 minutes, 14 seconds East, a distance of 149.27 feet;

South 06 degrees, 34 minutes, 36 seconds East, a distance of 115.42 feet;

South 16 degrees, 34 minutes, 31 seconds West, a distance of 452.33 feet to the northeast corner of a called 53.45 acre tract as described in deed to Spring Valley Golf, L.L.C., recorded under C.C.F. NO. 20110078273, O.P.R.R.P.H.C.T., and being the southeast corner of the herein described tract;

THENCE, South 88 degrees, 07 minutes, 36 seconds West, departing said existing centerline of Spring creek, along the common line of the residue of aforesaid 249.9206 acre tract and said 53.45 acre tract, passing at a distance of 137.02 feet, a 5/8-inch iron rod found, continuing along said common line, passing at a distance of 1,034.34 feet a 1-inch iron pipe found for the common north corner of said 53.45 acre tract and a called 24.065 acre tract of land described in deed to KTC Development, L.L.C., as recorded under C.C.F. No. 20090125039, O.P.R.R.P.H.C.T., continuing along the line common to the residue of said 249.9206 acre tract and said 24.065 acre tract, a total distance of 2,774.34 feet to a 5/8-inch iron rod set with cap stamped "HALFF" set for the most easterly southeast corner of a called 1.620 acre tract of land described in deed to KTC Development, L.L.C., as recorded under C.C.F. No. RP-2019-149044, O.P.R.R.P.H.C.T., from which a 1-inch pinched top pipe bears south 87 degrees, 41 minutes, 23 seconds West, a distance of 2.08 feet;

THENCE, North 01 degrees, 43 minutes, 11 seconds West, along the common line to the residue of said 249.9206 acre tract and said 1.620 acre tract, passing at a distance of 28.69 feet, a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner, continuing along said common line, passing at a distance of 300.62 feet, a 5/8-inch iron rod with cap stamped "HALFF" set for the common corner of said 1.620 acre tract and a called 0.7112 of an acre tract of land described in deed to KTC Development, L.L.C., as recorded under C.C.F. No. RP-2019-151339, O.P.R.R.P.H.C.T., continuing along the line common to the residue of said 249.9206 acre tract and said 0.7112 of an acre tract, passing at a distance of 563.72 feet, a 5/8-inch iron rod with cap stamped "HALFF" set for the common corner of said 0.7112 of an acre tract and the aforesaid 0.9090 of an acre tract, and continuing along the line common to the residue of said 249.9206 acre tract, a total distance of 702.57 to the POINT OF BEGINNING and containing 215.183 acres (9,373,381 square feet) of land.

GENERAL NOTES:

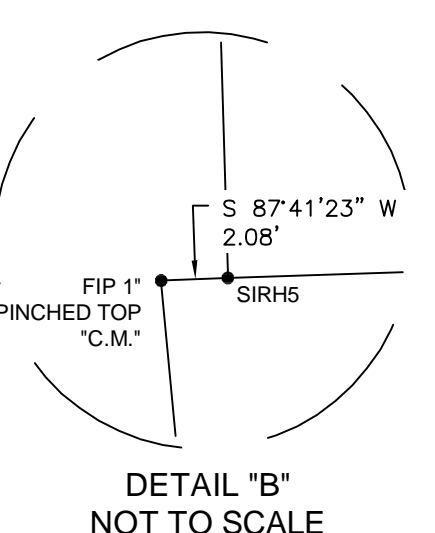
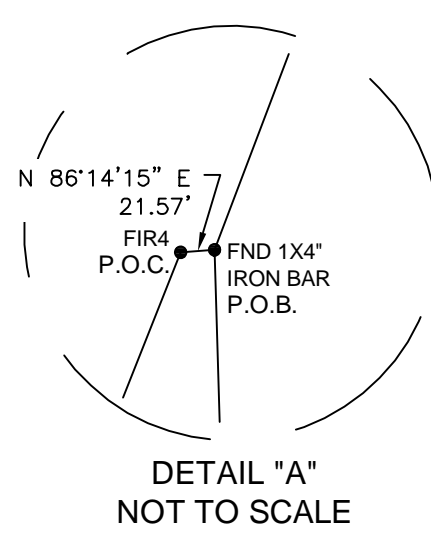
- BEARINGS SHOWN HEREON REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS.
- ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, 1983 DATUM (2011 ADJUSTMENT) ALL COORDINATES SHOWN ARE IN GRID. SCALE FACTOR=1.00013
- ELEVATIONS SHOWN HEREON WERE REFERENCED FROM HARRIS COUNTY FLOOD CONTROL DISTRICT REFERENCE MARKS 100T05 (ELEV. 133.66') AND 120010 (ELEV. 114.09') UTILIZING GEODROID, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), 2001 ADJUSTMENT.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), LETTER OF MAP REVISION (LOMR) DATED APRIL 18, 2022, CASE NO. 19-06-2368P, AFFECTED FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48201C000P, EFFECTIVE DATE, JUNE 18, 2007, THE PROPERTY IS LOCATED PARTIALLY IN ZONE "AE" AREAS OF THE BASE (1% OR 100-YEAR) FLOOD WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. PROPERTY IS LOCATED IN A REGULATORY FLOODWAY.
- ACCORDING TO F.E.M.A., L.O.M.R. DATED APRIL 18, 2022, CASE NO. 19-06-2368P, AFFECTED F.I.R.M. PANEL NO. 48201C000P, EFFECTIVE DATE, JUNE 18, 2007, THE PROPERTY IS LOCATED IN ZONE "AE" AREAS OF THE BASE (1% OR 100-YEAR) FLOOD WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE PROPERTY IS LOCATED PARTIALLY IN A REGULATORY FLOODWAY. THE PROPERTY IS LOCATED PARTIALLY IN ZONE "X" WITH 0.2% CHANCE FLOOD HAZARD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
- SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION AND IS SUBJECT OF ANY FACTS A FULL AND ACCURATE TITLE SEARCH MAY DISCLOSE. ALL EASEMENTS, BUILDING LINES, ZONING SETBACKS, RESTRICTIONS AND COVENANTS OF RECORD MAY NOT BE SHOWN.
- FLOOD ZONE LOCATED BY GRAPHIC PLOTTING ONLY FROM FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD RISK INSURANCE MAP.

LEGEND

P.O.B.
P.O.C.
FIR4
FIR5
FIRC5
SIRH5
VOL.
PG.
C.C.F. NO.
INST. NO.
CAB.
C.M.
O.P.R.R.P.H.C.T.
O.P.R.R.P.M.C.T.
●
○

POINT OF BEGINNING
POINT OF COMMENCING
FOUND IRON ROD 1/2"
FOUND IRON ROD 5/8"
FOUND 5/8" IRON ROD W/CAP-AS NOTED
SET IRON ROD WITH HALFF CAP
VOLUME
PAGE
COUNTY CLERK FILE NUMBER
INSTRUMENT NUMBER
CABINET
CONTROLLING MONUMENT
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY, TEXAS
FOUND MONUMENTS
POINT FOR CORNER
PROPERTY LINE
EXISTING EASEMENT LINE
NATURAL GROUND

CONTROL POINT TABLE (GRID COORDINATES)				
(Horizontal: NAD83 based on GPS observations)				
(Vertical: NAVD83 based on GPS observations)				
(Project Scale Factor: 0.99987)				
POINT NO.	GRID NORTHING	GRID EASTING	ELEVATION	DESCRIPTION
101	13,975,393.23	3,072,973.64	125.44	5/8" SIR W/TP CAP
102	13,977,132.98	3,073,198.63	126.17	5/8" SIR W/TP CAP
103	13,978,868.05	3,073,038.10	129.65	5/8" SIR W/TP CAP
100105	13,979,857.49	3,073,204.97	133.66	BENCHMARK
120010	13,969,161.23	3,072,856.00	114.09	BENCHMARK



SURVEYOR'S CERTIFICATE

THE SURVEY SHOWN HEREON REPRESENTS AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY.



01/30/2024
DATE
STEPHEN L. SEKAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5673
TBPLS SURVEYING FIRM NO. 10029606

REVISION		
No.	DATE	DESCRIPTION



14800 ST. MARY'S LANE, SUITE 160
HOUSTON, TX 77079-2943
TEL (713) 588-2450
TBPLS SURVEYING FIRM #10029606

BOUNDARY SURVEY OF
215.183 ACRES
SITUATED IN THE JAMES
COOPER SURVEY A-189
GOSLING ROAD, CITY OF
SPRING, HARRIS COUNTY,
TEXAS 77389

PROJECT NO:52417.012
ISSUED: 1/30/2024
DRAWN BY: BB
CHECKED BY: SS
SHEET TITLE:
V-TI-01-52417.012-83S
PAGE: 1 OF 1