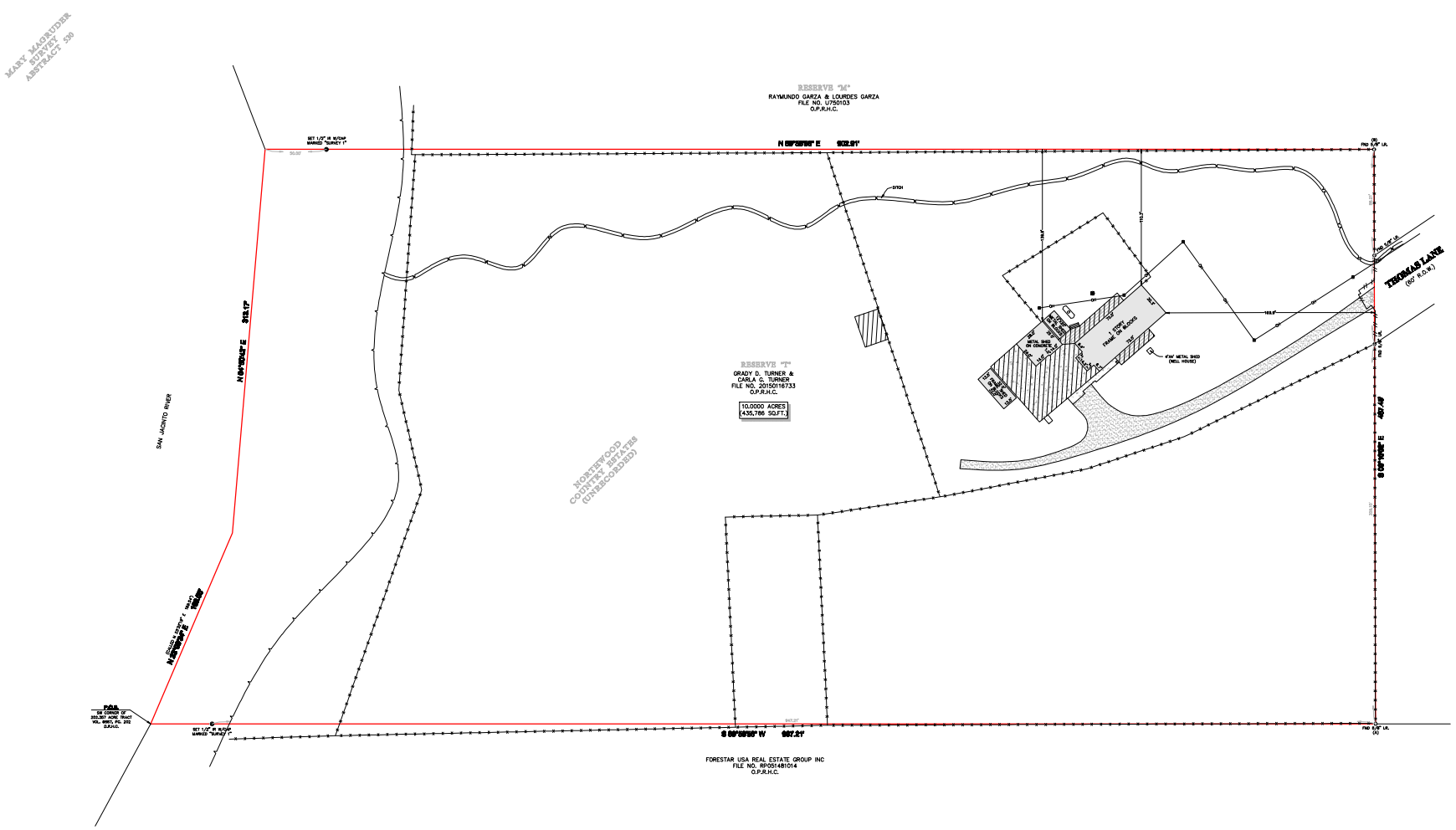

DESCRIPTION OF A TRACT OF LAND CONTAINING
10.000 ACRES (435,786 SQUARE FEET) SITUATED
IN THE MARY MAGRUDER SURVEY, ABSTRACT 530
HARRIS COUNTY, TEXAS

Being a tract of land containing 10.000 acres (435,786 square feet), situated in the Mary Magruder Survey, Abstract 530, Harris County, Texas, being out of a 202.357 acre tract of land recorded in Volum 6567, Page 202 of the Deed Records of Harris County, Texas, and being in Northwood Country Estates an unrecorded subdivision in Harris County, Texas, being all of a tract of land conveyed to Grady D. Turner and Carla G. Turner by deed recorded under County Clerk's File No. 20150116733 of the Official Public Records of Harris County, Texas. Said 10.000-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said 202.357 acre tract on the east bank of the San Jacinto River for the southwest corner of said tract herein described;

THENCE North 23°09'34" East (called North 23°32'19" East), along the east bank of said San Jacinto River, a distance of 169.05 feet (called 169.54 feet) to an angel point in the west line of said tract herein described;

THENCE North 00°01'02" East, along the east bank of said San Jacinto River, a distance of 313.17 feet to the northwest corner of the said tract herein described;

THENCE North 89°58'58" East, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 50.00 feet and continuing for a total distance of 902.21 feet to found 5/8-inch iron rod for the northeast corner of the said tract herein described;

THENCE South 00°01'02" East, a distance of 467.45 feet to a found 5/8-inch iron rod for the southeast corner said tract herein described;

THENCE South 89°58'58" East, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 947.21 feet and continuing for a total distance of 997.21 feet to the POINT OF BEGINNING and containing 10.000 acres (435,786 square feet), more or less.

NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO GRADY D. TURNER & CARLA G. TURNER, RECORDED IN COUNTY CLERK'S FILE NO. 20150116733 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
3. THIS SURVEY DOES NOT ATTEST TO THE SUBJECT TRACT BEING ADJACENT TO OR HAVING ACCESS FOR THE TRANSMISSION OF GAS, TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT USERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE IS NO TOWER/ANTENNA STRUCTURE ON SUBJECT PROPERTY.
6. SUBJECT TO TEXAS RESERVATION OF MINERAL RIGHTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JANUARY 27, 2017, UNDER G.F. NO. 2208727-H080.
7. EASEMENT TO GULF STATES UTILITIES COMPANY AS RECORDED IN C754397 & F374078 O.P.R.R.C.

TITLE COMPANY:

First American Title

G.F. #: 2208727-H080
ISSUE DATE: JANUARY 27, 2017
281-804-1980

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 10.000 ACRES (435,786 SQUARE FEET), SITUATED IN THE MARY MAGRUDER SURVEY, ABSTRACT 530, HARRIS COUNTY, TEXAS, BEING OUT OF A 202.357 ACRE TRACT OF LAND RECORDED IN VOLUME 6567, PAGE 202 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING IN NORTHWOOD COUNTRY ESTATES AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

LEGEND

CONCRETE	ASPHALT / GRAVEL
COVERED AREA	STEPS
FENCE: WOOD / METAL	PROPANE TANK
OVERHEAD UTILITY LINES	
POWER POLE	
APPROXIMATE HIGH BANK	
SEPTIC LID	

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
JOHN E. SCHMIDT
4849
SURVEYING

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE LEGAL & MONUMENT SURVEY PERFORMED UNDER MY SUPERVISION IN THE MONTH OF JANUARY, 2017. THE SURVEY WAS MADE IN COMPLIANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THE ACCEPTED PRACTICES OF PROFESSIONAL LAND SURVEYING.

JOHN E. SCHMIDT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

CLIENT: GRADY D. TURNER, JR.
ADDRESS: 15 THOMAS LANE

www.surveyone.com
surveyone@surveyone.com

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100768-00
P.O. Box 2543 | Aldine, TX 77012 | (281)393-1982

FIELD CREW: KR	TECH: RK
DRAFTER: RK	FINAL CHECK: JS
DATE: FEB. 2, 2017	
JOB #: 1-51257-17	