



MAP LEGEND

- Set Iron Rod w/ TPS Cap
- Found Survey Monument
- OHP Overhead Power Line
- PP Power Pole
- MP Meter Pole
- X Wire Fence

**JACOB DUCKWORTH SURVEY
ABSTRACT No. 226**

LOT 1, BLOCK 1
PARKER HODGE SUBDIVISION
FILM CODE No. 684690
M.R.H.C.

BENCH CRAFT CUSTOM
FURNISHINGS
CALLED 1.0438 ACRES
C.F. No. V700790
O.P.R.,R.P.H.C.T.

P.O.C.
FND ½" I.R.

S 01°43'07" E 540.87'

CY FAIR FIRE ROAD
(ASPHALT)

ALBERT C. MARSH AND
JEANINE S. MARSH
CALLED 4.3545 ACRES
VOL. 6797, PG. 392
D.R.H.C.T.

N 01°40'54" W 520.56'

A.C. MARSH
6,0000 ACRES
C.F. No. P556088
O.P.R.,R.P.H.C.T.

FND ⅝" I.R.
W/ICAP
@440.87'

REMAINDER OF
ALBERT C. MARSH AND
JEANINE S. MARSH
VOL. 7024, PG. 31
D.R.H.C.T.

P.O.B.
SET ½" I.R.
W/TPS CAP

N 89°32'05" E 425.83'

PORTION OF
ALBERT C. MARSH AND
JEANINE S. MARSH
VOL. 7024, PG. 31
D.R.H.C.T.

**2.800 ACRES
TRACT 5**

PORTION OF
ALBERT C. MARSH AND
JEANINE S. MARSH
VOL. 8157, PG. 400
D.R.H.C.T.

S 01°40'54" E 278.43'

SET ½" I.R.
W/TPS CAP

SET ½" I.R.
W/TPS CAP
FND ⅝" I.R.
(BENT)
S 12° E 0.40'

S 87°20'51" W 425.61'

FND ⅝" I.R.

S 87°45'09" E 324.85'

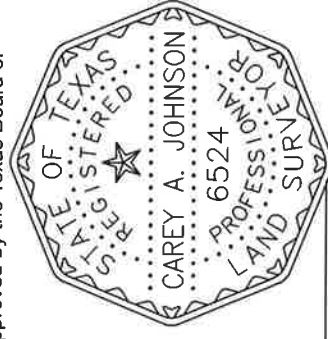
FND ⅝" I.R.

FENSKER ROAD
(ASPHALT)

BOUNDARY & IMPROVEMENT
SURVEY

BEING a 2.800 acre tract of land situated in the Jacob Duckworth Survey, Abstract Number 226, Harris County, Texas, being comprised of all that certain tract described in instrument to Albert C. Marsh and Jeanine S. Marsh, recorded in Volume 8157, Page 400, of the Deed Records of Harris County, Texas (D.R.H.C.T.), and a portion of that certain tract described in instrument to Albert C. Marsh and Jeanine S. Marsh, recorded in Volume 7024, Page 31, D.R.H.C.T., said 2.800 acre tract being more particularly described by attached metes and bounds description.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson
Carey A. Johnson
Registered Professional Land Surveyor No. 6524

Purchaser..... Shannon Marsh
Address..... 19122 Cypress Street - Conroe, TX 77303
Cypress, TX 77433
Survey..... Jacob Duckworth, A-226
Area..... 2.800 Acres
Harris County, Texas

Job No..... 22367
Scale..... 1" = 100'
Date..... 1/17/2022
Drawn By..... DED
Field Crew..... EL
Checked By..... SRL
Revised..... -/-/-

General Notes:

- 1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

No portion of this property appears to lie within the 100 Year Floodplain per graphic scaling of Community Panel No. 48201C0215L having an effective date of 06/18/2007.

Basis of Bearings:

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203) grid measurements.



3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00