

WASHBURN & COMPANY

Land Surveyors
P.O. Box 460
Cleveland, Texas

Page 1 of 2
October 25, 2022

METES AND BOUNDS DESCRIPTION
2.1007 ACRES OF LAND
CHRISTIAN SMITH SR. SURVEY, ABSTRACT No. 69
HARRIS COUNTY, TEXAS

BEING two tracts totaling 2.1007 acres, situated in the Christian Smith Sr. Survey, A-69, Harris County, Texas, being out of and part of that certain called 4 acre tract described as "Tract One (1)" and being out of and part of that certain called 4 acre tract described as "Tract Two (2)", both being described in instrument to Keith Jaehne in Harris County Clerk File No. RP-2022-462611 in the Official Public Records of Real Property of Harris County, with all bearings based on Texas State Plane Coordinate System, Texas South Central Zone NAD83;

BEGINNING at a 5/8 inch iron rod found in a fence corner situated in the apparent, monumented and occupied northwest right-of-way line of Kilgore Road, same being the southeast corner of that called 0.9199 acre tract, per Harris County Appraisal District, and being the northeast corner of said "Tract 1" and being the northeast corner and the **POINT OF BEGINNING** of the herein described tract;

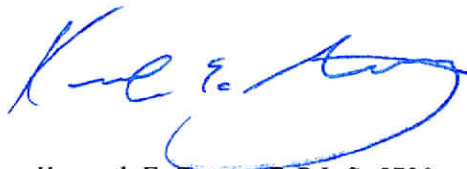
THENCE South 30°19'10" West, along and with the said northwest right-of-way line and a fence, 184.68 feet to a 5/8 inch iron rod set in a fence line for an angle point in said northwest right-of-way line, same being the southeast corner of said "Tract 1" and being the northeast corner of said "Tract 2" and being an angle point in the east line of the herein described tract;

THENCE South 37°26'41" West, along and with the said northwest right-of-way line and a fence, 129.87 feet to a point in a fence line situated in the said northwest right-of-way line for the northeast corner of the Harris County Flood Control District Drainage Ditch and being the southeast corner of said "Tract 2" and the herein described tract, from which a found 5/8 inch iron rod bears North 73°10'25" East 13.76 feet;

THENCE South 73°10'25" West, leaving said northwest right-of-way line and partially along and with the remnants of a fence, 341.42 feet a 5/8 inch iron rod with a cap marked "Wells" found in a fence corner in the north line of said drainage ditch, same being the southernmost southeast corner of that certain called 6.4292 acre tract described as "Tract Two (2)" in Harris County Clerk File No. F309580 in Official Public Records of Real Property of Harris County and being situated in the south line of said "Tract 2" (HCCF# RP-2022-462611) and being the southwest corner of the herein described tract, from which a found 1/2 inch iron rod bears South 73°10'25" West 859.53 feet;

THENCE North 12°18'03" West, along and with a fence, 197.10 feet to a 5/8 inch iron rod set in a fence corner for an internal ell corner of said 6.4292 acres, same being in the north line of said "Tract 1" and being the northwest corner of the herein described tract;

THENCE North $72^{\circ}40'17''$ East, along and with a fence, at 181.28 feet passing a 5/8 inch iron found situated in a fence corner for the southwest corner of that certain called 0.6875 acre tract described in instrument to Paula B. Laws in Harris County Clerk File No. RP-2017-467282 in the Official Public Records of Real Property of Harris County, same being the easternmost southeast corner of said 6.4292 acre tract, at 281.79 passing a 1/2 inch iron rod found in a fence line for the southeast corner of said 0.6875 acre tract, same being the southwest corner of that certain called 0.6699 acre tract, per Harris County Appraisal District, at 382.41 passing a sucker rod found in a fence line for the southeast corner of said 0.6699 acre tract, same being the southwest corner of said 0.9199 acre tract, at 483.36 feet passing a 1/2 inch iron rod found in a fence line in the south line of said 0.9199 acre tract, continuing for a total distance of 566.70 feet to the **POINT OF BEGINNING** and containing 2.1007 acres of land, within this metes and bounds description, more or less.



Kenneth E. Savoy, R.P.L.S. 5730
25 October 2022



Notes:
 Every document of record reviewed and considered as a part of this survey is noted hereon were supplied to the surveyor. No abstract of title, nor title commitments, nor results of title searches were furnished to the surveyor. There may exist other documents of records that would effect this parcel.

Basis of Bearings is the Texas State Plane Coordinate System, Texas South Central Zone NAD83

Christian Smith Sr. Survey, A-69

R.C. Griffin & Gary Armer
 "Tract Two"
 Called 6.4292 Acres
 HCCF# F309580
 O.P.R.R.P.H.C.

Paula B. Laws
 Called 0.6875 Acres
 Called RP-2017-467282
 HCCF# O.P.R.R.P.H.C.

Martha Bishop
 Called 0.6899 Acres
 Per HCAD

Paula S. Laws
 Called 0.9199 Acres
 Per HCAD

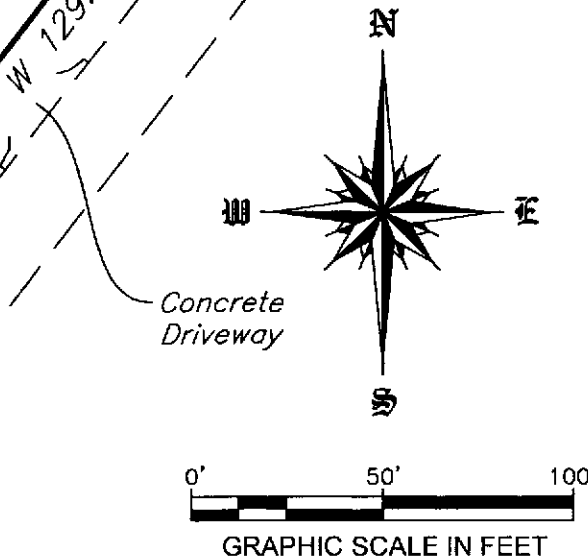
Keith Jaehne
 Out of & Part of
 "Tract I"
 Called 4 Acres
 HCCF# RP-2022-462611
 O.P.R.R.P.H.C.

Keith Jaehne
 Out of & Part of
 "Tract II" Called 4 Acres
 HCCF# RP-2022-462611
 O.P.R.R.P.H.C.

2.1007 Total Acres

Harris County Flood Control
 District Drainage Ditch

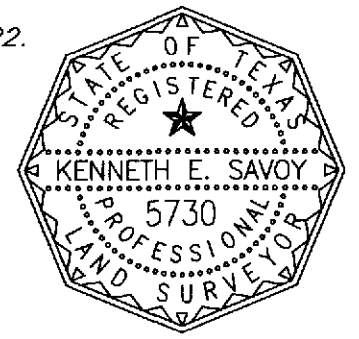
Point From Which a
 Fnd 5/8" Iron Rod brs.
 N 73°10'25" E 13.76'



LEGEND	
Fence Line	— X —
Overhead Powerline	— E —
Building Line	— — —
Utility Easement	— · — · —
Found 5/8" Iron Rod (Unless Noted)	⊙

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was correct at the time of the survey, and that there are no visible and/or apparent discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, easements, rights-of-ways or utility easements, except as shown hereon and that said property has access to and from a dedicated roadway.

Dated this, the 25th day of October, 2022.



KENNETH E. SAVOY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5730

MAP OF SURVEY OF

TWO TRACTS OF LAND TOTALING 2.1007 ACRES, SITUATED IN THE CHRISTIAN SMITH SR. SURVEY, A-69, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 4 ACRE TRACT DESCRIBED AS "TRACT ONE (1)" AND BEING OUT OF AND A PART OF THAT CERTAIN CALLED 4 ACRE TRACT DESCRIBED AS "TRACT TWO (2)", BOTH BEING DESCRIBED IN INSTRUMENT TO KEITH JAEHNE IN HARRIS COUNTY CLERK FILE NO. RP-2022-462611 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE NAD83

WASHBURN COMPANY

LAND SURVEYORS
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 Industrial, Alta Surveys, Flood Certificates
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 October 25, 2022
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 Page: 37
 File: 22080057 Jaehne
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