

**DESCRIPTION OF A 1.000 ACRE TRACT OF LAND
SITUATED IN THE
J.H. EDWARDS SURVEY, ABSTRACT 20
HARRIS COUNTY, TEXAS**

Being a 1.000 (43,560 square foot) tract of land situated in the J.H. Edwards Survey, Abstract Number 20, Harris County, Texas, and being a portion of a called 8.00 acre tract of land described in an instrument to Kenneth Roden and Megan Roden recorded under Harris County Clerk's File Number (H.C.C.F. No.) RP-2021-688582, said 1.000 acre tract of land being more fully described by metes and bounds as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a point lying on the east right-of-way line of Kobs Road (60 feet wide) as described in H.C.C.F. No. B797990, being the southwest corner of said 8.00 acre tract and the herein described tract of land, same being the northwest corner of a called 1.000 acre tract of land described in an instrument to Daryn R. Ball and Christine R. Ball recorded under H.C.C.F. No. T730863, from which a 5/8-inch iron rod found for reference bears S 74°36' E, 1.02 feet;

THENCE, N 02°14'38" W, a distance of 143.41 feet with the east right-of-way line of said Kobs Road and west line of said 8.00 acre tract to a 5/8-inch iron rod with cap stamped "CONLEY RPLS 6739" set for the northwest corner of the herein described tract of land;


THENCE, across said 8.00 acre tract the following courses and distances:

N 87°45'22" E, at a distance of 227.78 feet passing a 1/2-inch iron rod with cap stamped "PRECISION SURVEYORS" found for reference, continuing for a total distance of 303.75 feet to a 5/8-inch iron rod with cap stamped "CONLEY RPLS 6739" set for the northeast corner of the herein described tract of land;

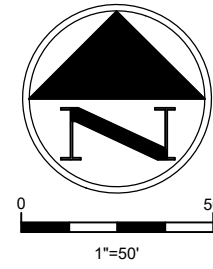
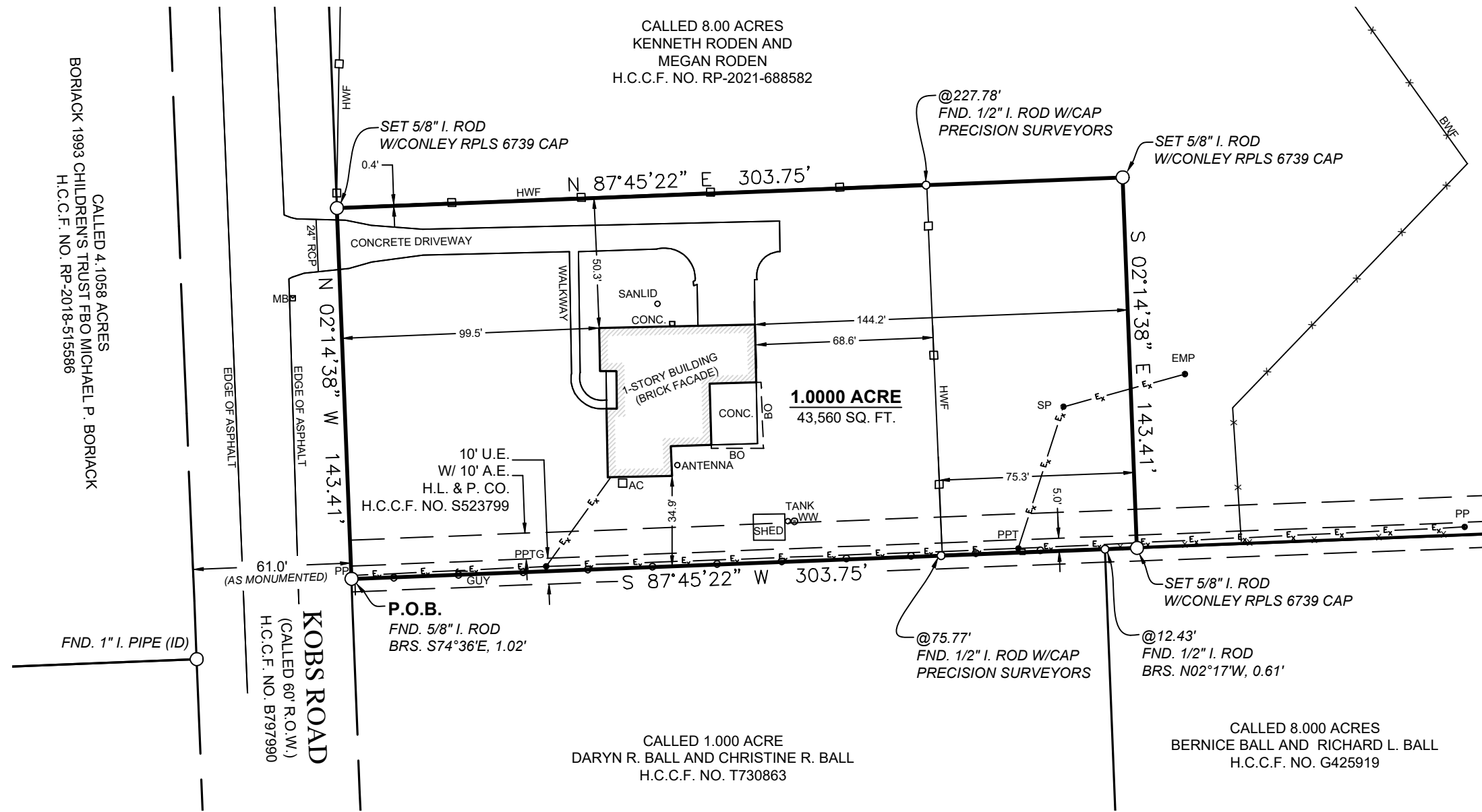
S 02°14'38" E, a distance of 143.41 feet to a 5/8-inch iron rod with cap stamped "CONLEY RPLS 6739" set for the southeast corner of the herein described tract of land, lying on the south line of said 8.00 acre tract, same being the north line of a called 8.000 acre tract of land described in an instrument to Bernice Ball and Richard L. Ball recorded under H.C.C.F. No. G425919;

THENCE, S 87°45'22" W, with the south line of said Roden 8.00 acre tract and the north line of said Ball 8.000 acre tract, at a distance of 12.43 feet passing a point for the northeast corner of said Ball 1.000 acre tract, from said point a 1/2-inch iron rod found for reference bears N 02°17' W, 0.61 of one foot, continuing with the north line of said Ball 1.000 acre tract, at a distance of 75.77 feet passing a 1/2-inch iron rod with cap stamped "PRECISION SURVEYORS" found for reference, continuing for a total distance of 303.75 feet to the **POINT OF BEGINNING** and containing 1.000 acre or 43,560 square feet of land.

A survey plat of even date has been prepared in conjunction with this description.


02/28/2024
Sean Conley, RPLS 6739
Conley Land Services, LLC
(832)729-4997
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TBPELS Firm No. 10194732





LEGEND

AC	AIR CONDITIONER
BO	BUILDING OVERHANG
BWF	BARB WIRE FENCE
CONC.	CONCRETE
EMP	ELECTRIC METER POLE
FND.	FOUND
GP	GATE POST
H.C.C.F. NO.	HARRIS COUNTY CLERK'S FILE NUMBER
HWF	HOG WIRE FENCE
I.	IRON
MB	MAILBOX
P.O.B.	POINT OF BEGINNING
PP	POWER POLE
PPG	POWER POLE W/GUY
PPT	POWER POLE W/TRANSFORMER
SANLID	SANITARY TANK LID (SEPTIC)
SP	SERVICE POLE
SQ. FT.	SQUARE FEET
TPED	TELEPHONE PEDESTAL
WW	WATER WELL
— E _x —	OVERHEAD ELECTRIC

- NOTES**
1. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
 2. THE SQUARE FOOTAGE VALUES SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON AND DOES NOT REPRESENT THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
 3. SURVEYED PROPERTY LIES IN UNSHADED ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY UNINCORPORATED AREAS, MAP NUMBER 48201C0210L, DATED EFFECTIVE 6/18/2007.
 4. THIS SURVEY WAS MADE IN RELIANCE OF THAT CERTAIN TITLE REPORT ISSUED BY STEWART TITLE, FILE NO. 2213669 DATED JANUARY 2, 2024. SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THERE MAY BE EASEMENTS, OF RECORD OR NOT, THAT AFFECT THE SURVEYED PROPERTY.
 5. VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED AT TIME OF SURVEY AND SHOWN HEREON. SUBSURFACE PROBING, EXCAVATION OR EXPLORATION IS BEYOND THE SCOPE OF THIS SURVEY AND WAS NOT CONDUCTED BY SURVEYOR.
 6. SURVEYED PROPERTY IS SUBJECT TO THE ON-SITE SEWAGE FACILITY WITH THE TERMS AND CONDITIONS IN REGARD TO MAINTENANCE RECORDED UNDER H.C.C.F. NO. Z011674.
 7. METES AND BOUNDS DESCRIPTION OF SURVEYED PROPERTY AS SHOWN HEREON IS BEING ISSUED UNDER SEPARATE INSTRUMENT OF EVEN DATE.

I, SEAN CONLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III SURVEY. FIELDWORK WAS COMPLETED ON DECEMBER 15, 2023.

DATE OF SURVEY: JANUARY 12, 2024.
 UPDATED: FEBRUARY 28, 2024.



[Handwritten Signature]
 SEAN CONLEY RPLS NO. 6739
 SEAN@CONLEYLAND.COM

22718 KOBS ROAD, TOMBALL, TX 77377

LAND TITLE SURVEY OF
1.000 ACRE OF LAND
 SITUATED IN THE
 J.H. EDWARDS SURVEY, ABSTRACT 20
 HARRIS COUNTY, TEXAS



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