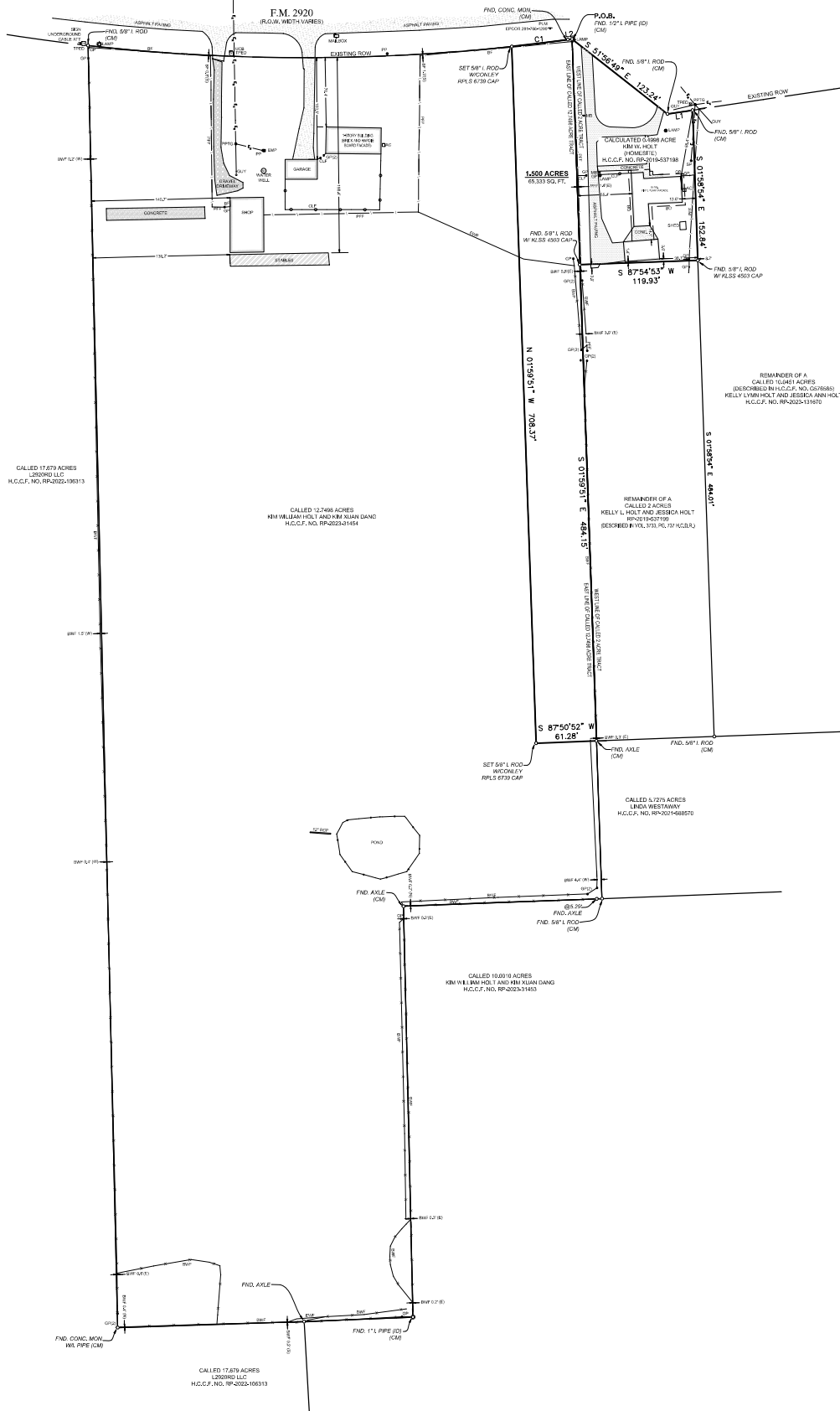
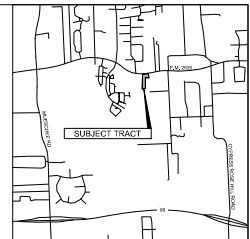


LINE	BEARING	DISTANCE
1	N 89°49'54" E	4.113

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.27	1,099.83	1°42'42"	N 82°00'03" E	17.27



LEGEND

AC	AIR CONDITIONING UNIT
BF	BOARD FENCE
BLDG	BUILDING
BW	BARBED WIRE FENCE
CLF	CHAIN LINK FENCE
CM	CONTROL MONUMENT
CONC	CONCRETE
EMF	ELECTRIC METER PANEL
EWF	ELECTRIC WIRE FENCE
GP	GATE POST
HCCCF	HARRIS COUNTY CLEMATILE
LN	LINE
NO	NUMBER
PF	PIPE FRAME FENCE
PLM	PIPE LINE MARKER
PP	POWER POLE
PTD	POWER POLE WITH TRANSFORMER AND GUY WIRE
R/W	RIGHT OF WAY
SCF	SPRINKLER CONCRETE PIPE
SQ.FT.	SQUARE FEET
T	TREES
UCB	UNDERGROUND CABLE BOX
UL	OVERHEAD POWER LINE

- NOTES**
- BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
 - 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 THE SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
 - SURVEYED PROPERTY LIES IN UNSHARED ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, UNINCORPORATED AREAS, MAP NUMBER 140210200L, DATED EFFECTIVE 08/01/2007.
 - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT, SURVEYOR DID NOT ABSTRACT SURVEYED PROPERTY AND THERE MAY BE EASEMENTS, OF RECORD OR NOT THAT AFFECT SURVEYED PROPERTY.
 - FENCE DIMENSIONS ARE SHOWN HEREON AND LOCATED AT PHYSICALLY MEASURED LOCATIONS AND MAY VARY FROM BOUNDARY DIMENSIONS SHOWN HEREON.
 - METERS AND BOUNDS DESCRIPTION OF SURVEYED PROPERTY AS SHOWN HEREON ARE BEING RECORDED 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 COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A QUALITY 100% COMBINATION SURVEY.

DATE OF SURVEY: MARCH 4, 2024

SEAN CONLEY, P.L.S., 6719
SEAN CONLEY & CO., L.L.C.

**STANDARD LAND SURVEY OF
1.500 ACRES OF LAND
SITUATED IN THE
SOLOMON BROWN SURVEY, ABSTRACT 7
HARRIS COUNTY, TEXAS**

CONLEY LAND SERVICES, L.L.C.
1000 WESTWIND DRIVE
HOUSTON, TX 77057
TEL: 281-288-8888
WWW.CONLEYLANDSERVICES.COM

**DESCRIPTION OF A 1.500 ACRE TRACT OF LAND
SITUATED IN THE
SOLOMON BROWN SURVEY, ABSTRACT 7
HARRIS COUNTY, TEXAS**

BEING A 1,500 (65,333 SQUARE FOOT) TRACT OF LAND SITUATED IN THE SOLOMON BROWN SURVEY, ABSTRACT 7, HARRIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 2 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO FLOYD HOLT RECORDED UNDER VOLUME 3733, PAGE 737 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.) AND BEING THE TRACT DESIGNATED (HOMESITE) VESTED IN KIM W. HOLT BY VIRTUE OF INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) RP-2019-537198, AND BEING A PORTION OF A CALLED 12.7498 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO KIM WILLIAM HOLT AND KIM XUAN DANG RECORDED UNDER H.C.C.F. NO. RP-2023-31454, SAID 1.500 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 1/2-INCH IRON PIPE (INSIDE DIAMETER) FOUND LYING ON THE SOUTH RIGHT-OF-WAY LINE OF F.M. 2920 (WIDTH VARIES) FOR THE NORTHWEST CORNER OF SAID 2 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 12.7498 ACRE TRACT, SAME ALSO BEING THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE SOUTH RIGHT-OF WAY LINE OF SAID F.M. 2920, SAME BEING THE NORTH LINE OF SAID 2 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 51°56'49" E, A DISTANCE OF 123.24 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

N 81°29'09" E, A DISTANCE OF 25.80 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 2 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF A CALLED 10.0451 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT RECORDED UNDER H.C.C.F. NO. G576585;

THENCE, S 01°58'54" E, WITH THE EAST LINE OF SAID 2 ACRE TRACT AND THE WEST LINE OF SAID 10.0451 ACRE TRACT, A DISTANCE OF 152.84 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KLSS 4503" FOUND FOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 2 ACRE TRACT BEARS S 01°58'54" E, A DISTANCE OF 484.01 FEET;

THENCE, S 87°54'53" W, ACROSS SAID 2 ACRE TRACT A DISTANCE OF 119.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "KLSS 4503" FOUND FOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, LYING ON THE COMMON LINE OF SAID 2 ACRE TRACT AND SAID 12.7498 ACRE TRACT,

THENCE, S 01°59'51" E, WITH SAID COMMON LINE, A DISTANCE OF 484.15 FEET TO AN AXLE FOUND FOR THE SOUTHWEST CORNER OF SAID 2 ACRE TRACT AND SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, OVER SAID 12.7498 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

S 87°50'52" W, A DISTANCE OF 61.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

N 01°59'51" W, A DISTANCE OF 708.37 FEET 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, LYING ON THE NORTH LINE OF SAID 12.7498 ACRE TRACT, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 2920, AND ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, WITH THE NORTH LINE OF SAID 12.7498 ACRE TRACT AND SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 57.39 FEET, RADIUS OF 1,959.83 FEET, CENTRAL ANGLE OF 01°40'40" AND CHORD BEARING N 82°59'03" E, A DISTANCE OF 57.38 FEET TO A CONCRETE MONUMENT FOUND FOR END OF CURVE;

N 83°29'54" E, A DISTANCE OF 4.13 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.500 ACRES OR 65,333 SQUARE FEET OF LAND.

A SURVEY PLAT OF EVEN DATE WAS PREPARED BY THE UNDERSIGNED IN CONJUNCTION WITH THIS METES AND BOUNDS DESCRIPTION, DATED MARCH 4, 2024.


Sean Conley, RPLS 6739
Conley Land Services, LLC
(832)729-4997
Conleyland.com
TBPELS Firm No. 10194732

