



23.78 ACRES
1,035,857 SQ. FT.

CALLED 30.908 ACRES
BERNICE BALL AND RICHARD L. BALL
H.C.C.F. NO. G425920

CALLLED 82.0957 ACRES
ESI, LLC
H.C.C.F. NO. 20070042669

CALLLED 38.675 ACRES
LARRY THEISS AND DONNA THEISS
H.C.C.F. NO. X358573

CALLLED 23.249 ACRES
JAMES A. WINKLER AND KAREN G. WINKLER
H.C.C.F. NO. 20110378703

**DESCRIPTION OF A 23.78 ACRE TRACT OF LAND
SITUATED IN THE
HARRIS COUNTY SCHOOL LANDS SURVEY, ABSTRACT 333
HARRIS COUNTY, TEXAS**

BEING A 23.78-ACRE (1,035,857 SQUARE FOOT) TRACT OF LAND SITUATED IN THE HARRIS COUNTY SCHOOL LANDS SURVEY, ABSTRACT NO. 333, HARRIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 30.908 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO BERNICE BALL AND RICHARD L. BALL RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) G425920, SAID 23.78 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE AND REFERENCED TO MONUMENTS FOUND ALONG THE WEST RIGHT-OF-WAY LINE OF HOPFE ROAD AS CITED HEREIN:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "EIC SURVEYING" FOUND LYING ON THE WEST RIGHT-OF-WAY LINE OF HOPFE ROAD (WIDTH VARIES), BEING THE SOUTHEAST CORNER OF A CALLED 30.7426 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO CHARLES BOSWELL AND KAY BOSWELL RECORDED UNDER H.C.C.F. NO. 20080469359, SAME BEING THE NORTHEAST CORNER OF SAID 30.908 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, S 02°12'58" E, A DISTANCE OF 369.51 FEET WITH THE WEST RIGHT-OF-WAY LINE OF SAID HOPFE ROAD AND EAST LINE OF SAID 30.908 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR THE EASTERNMOST SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND NORTHEAST CORNER OF A 7.000 ACRE TRACT OF LAND SURVEYED ON EVEN DATE;

THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE, ACROSS SAID 30.908 ACRE TRACT, AND WITH THE NORTH AND WEST LINES OF SAID 7.000 ACRE TRACT, FOLLOWING COURSES AND DISTANCES:

S 87°49'48" W, A DISTANCE OF 825.22 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND NORTHWEST CORNER OF SAID 7.000 ACRE TRACT;

S 02°12'58" E, A DISTANCE OF 369.51 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CONLEY RPLS 6739" SET FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SAID 7.000 ACRE TRACT, LYING ON THE SOUTH LINE OF SAID 30.908 ACRE TRACT, SAME BEING THE NORTH LINE OF A CALLED 23.249 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO JAMES A. WINKLER AND KAREN G. WINKLER RECORDED UNDER H.C.C.F. NO. 20110378703, FROM WHICH A 1-1/2-INCH (INSIDE DIAMETER) IRON PIPE FOUND LYING ON THE WEST RIGHT-OF-WAY LINE OF SAID HOPFE ROAD, BEING THE SOUTHEAST CORNER OF SAID 30.908 ACRE TRACT, BEARS N 87°49'48" E, A DISTANCE OF 825.22 FEET;

THENCE, S 87°49'48" W, WITH THE SOUTH LINE OF SAID 30.908 ACRE TRACT AND THE NORTH LINE OF SAID 23.249 ACRE TRACT AND THE NORTH LINE OF A CALLED 38.675 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO LARRY THEISS AND DONNA THEISS RECORDED UNDER H.C.C.F. NO. X358573 A DISTANCE OF 986.75 FEET TO A 1-1/2-INCH (OUTSIDE DIAMETER) IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID 38.675 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 30.908 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, LYING ON THE EAST LINE OF A CALLED 82.0957 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO ESI, LLC RECORDED UNDER H.C.C.F. NO. 20070042669;

THENCE, WITH THE EAST LINE OF SAID 82.0957 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

N 01°52'23" W, A DISTANCE OF 38.33 FEET TO A 1-1/2-INCH (INSIDE DIAMETER) FOUND FOR ANGLE POINT OF SAID 82.0957 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;

N 02°36'17" W, A DISTANCE OF 700.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "EIC SURVEYING" FOUND FOR THE SOUTHWEST CORNER OF SAID 30.7426 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 30.908 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, N 87°50'12" E, WITH THE SOUTH LINE OF SAID 30.7426 ACRE TRACT AND NORTH LINE OF SAID 30.908 ACRE TRACT, AT 908.24 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "EIC SURVEYING" FOUND FOR REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 1,816.49 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 23.78 ACRES OR 1,035,857 SQUARE FEET OF LAND.

LEGEND

BWF	BARB WIFE FENCE
CM	CONTROLLING MONUMENT
FND.	FOUND
GP	GATE POST
H.C.C.F. NO.	HARRIS COUNTY CLERK'S FILE NUMBER
ID	IRON
OD	OUTSIDE DIAMETER
PLM	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET

NOTES

1. BEARING ORIENTATION IS ON BASED 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, AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY UNINCORPORATED AREAS, MAP NUMBER 48201C0195N, DATED EFFECTIVE 11/15/2019.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT. SURVEYOR DID NOT ABSTRACT PROPERTY AND THERE MAY BE EASEMENTS OF RECORD THAT AFFECT THE SURVEYED PROPERTY NOT SHOWN HEREON.
5. METES AND BOUNDS DESCRIPTION OF SURVEYED PROPERTY AS SHOWN HEREON IS BEING ISSUED UNDER SEPARATE INSTRUMENT OF EVEN DATE.
6. PER HARRIS COUNTY CENTRAL APPRAISAL DISTRICT, NO PROPERTY ADDRESS IS AVAILABLE FOR SURVEYED PROPERTY.
7. FENCE LINES ARE DIMENSIONED AT PHYSICALLY MEASURED LOCATIONS AND MAY MEANDER BETWEEN SAID LOCATION.

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 1B, CONDITION IV SURVEY. FIELDWORK WAS COMPLETED ON SEPTEMBER 11, 2023.

DATE OF SURVEY: SEPTEMBER 11, 2023
REVISED: OCTOBER 10, 2023 - REVISED LAYOUT OF 23.78AC TRACT



Sean Conley
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STANDARD LAND SURVEY OF
23.78 ACRES OF LAND
SITUATED IN THE
HARRIS COUNTY SCHOOL LANDS SURVEY,
ABSTRACT 333
HARRIS COUNTY, TEXAS



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