



15628 Latson Street

TRACT 1
Being a tract of land situated in Benjamin Page Survey, Abstract No. 618, Harris County, Texas, being the a part or a portion of a 50 acre tract, being described in deed recorded in Volume 1232, Page 516, Deed Records of Harris County, Texas, some being a tract of land conveyed to Ted R. Edwards and Kathie L. Edwards, by deed recorded in County Clerk's File No. N337513, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in Northeast line of Latson Road (90 foot right-of-way), and being the West corner of that tract of land conveyed to Carlton Strack, by deed recorded in County Clerk's File No. F099930, Official Public Records of Harris County, Texas, Texas and being the South corner of said Edwards tract;

THENCE North 34 degrees 06 minutes 28 seconds West, along the Northeast line of said road, a distance of 890.04 feet to a point for corner, said corner being the West corner of that tract of land conveyed to County of Harris, by deed recorded in County Clerk's File No. F647243, Official Public Records of Harris County;

THENCE North 88 degrees 51 minutes 56 seconds East, along the Southeast line of County of Harris tract, a distance of 105.80 feet to a point for corner;

THENCE South 54 degrees 03 minutes 04 seconds East, along the Southeast line of County of Harris tract, a distance of 199.00 feet to a point for corner;

THENCE South 66 degrees 16 minutes 04 seconds East, along the South line of County of Harris tract, a distance of 147.00 feet to a point for corner;

THENCE South 71 degrees 49 minutes 04 seconds East, along the South line of County of Harris tract, a distance of 596.87 feet to a point for corner;

THENCE South 51 degrees 14 minutes 47 seconds West, along the South line of County of Harris tract, and continuing along the West line of said Strack tract, a distance of 601.95 feet to the POINT OF BEGINNING and containing 261,601.05 square feet or 6.01 acres of land.

TRACT 2
Being a tract of land situated in Benjamin Page Survey, Abstract No. 618, in Harris County, Texas, being a part of a 50 acre tract, being described in Volume 1232, Page 516, Harris County, Texas, some being a tract of land conveyed to Ted R. Edwards and Kathie L. Edwards, by deed recorded in County Clerks' File No. N337513, Official Public Records of Harris County, Texas, and being a tract of land conveyed to Ted R. Edwards and Kathie L. Phillips, by deed recorded in County Clerks' File No. M655292, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the Southwest line of Latson Road (80 foot right-of-way), and being the East corner of that tract of land conveyed to Harris County Flood Control District, by deed recorded in County Clerks' File No. Y788469, Official Public Records of Harris County, Texas

THENCE South 34 degrees 04 minutes 51 seconds East, along the Southwest line of said road, a distance of 160.00 feet to a point for corner, from which a 1/2 inch iron rod found bears Southeast 81 degrees 17 minutes 25 seconds East, a distance of 0.47 feet for witness, said corner being the North corner of that tract of land conveyed to Randy Burgen and Barbara Burgen, by deed recorded in Instrument No. P878189, Official Public Records of Harris County, Texas;

THENCE South 55 degrees 53 minutes 35 seconds West, along the Northwest line of said Burgen tract, a distance of 130.00 feet to a 1/2 inch iron rod found for corner, said corner being in the Northeast line of Cypress Creek Manor, according to the map or plat thereof recorded in Volume 164, Page 8, Map Records of Harris County, Texas;

THENCE North 34 degrees 04 minutes 51 seconds West, along the Northeast line of said plot, a distance of 160.00 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Harris County tract;

THENCE North 55 degrees 53 minutes 35 seconds East, along the Southeast line of said Harris County tract, a distance of 130.00 feet to the POINT OF BEGINNING and containing 20,800.00 square feet or 0.48 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Ted Edwards, in connection with the transaction described in G.F. N/A that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 22nd day of September, 2025

Bryan Connally
Registered Professional Land Surveyor



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES: Bearings, easements and building lines are by recorded plat unless otherwise noted.

NOTE: According to the F.I.R.M. in Map No. 48201C0245M, this property does lie in Zone AE FLOODWAY and DOES lie within the 100 year flood zone.

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
○	5/8" ROD FOUND
□	FENCE POST CORNER
✕	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
●	OVERHEAD ELECTRIC
⦿	POWER POLE
⊙	POINT FOR CORNER
⊠	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⦿	FIRE HYDRANT
—	DES - DES
—	DES - DES
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	COVERED PORCH, DECK OR CARPORT
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIRE FENCE

CBG SURVEYING TEXAS LLC

1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9495
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	09/22/2025	2504032-01	N/A	RPK

METES AND BOUNDS

Benjamin Page Survey, Abstract No. 618

City of Houston, Harris County, Texas

15628 Latson