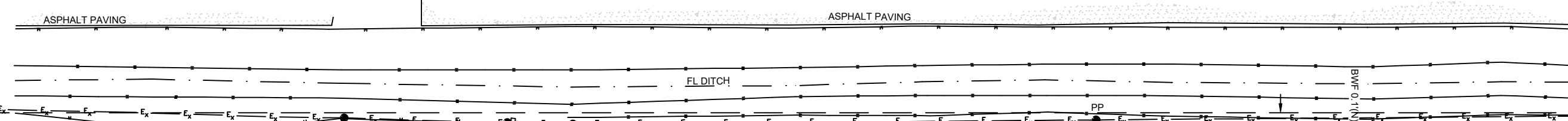


REMAINDER OF A  
CALLED 184.545 ACRES  
NORTH HARRIS COUNTY  
JUNIOR COLLEGE DISTRICT  
H.C.C.F. NOS. D880407-D880418



10' U.E.  
H.L. & P. CO.  
H.C.C.F. NO. F301933

R.F. BEELER  
SUBDIVISION  
(UNRECORDED SUBDIVISION)

10.13 ACRES  
441,476 SQ. FT.

CALLED 10.344 ACRES  
TINCTURE FARMS, LLC  
H.C.C.F. NO. RP-2023-150415

CALLED 4.662 ACRES  
NORTH HARRIS  
MONTGOMERY COMMUNITY  
COLLEGE DISTRICT  
H.C.C.F. NO. P111866

CALLED 5 ACRES  
XLR REALTY LLC  
H.C.C.F. NO. RP-2019-561327

LEGEND

Table listing symbols and their corresponding features: AC AIR CONDITIONING UNIT, B BOLLARD, BO BUILDING OVERHANG, BWF BARS WIRE FENCE, CIN TYPE C INLET, CLF CHAIN LINK FENCE, CM CONTROLLING MONUMENT, CONC CONCRETE, ECR ELECTRICAL CONDUIT RISER, EMP ELECTRIC METER POLE, EP ELECTRIC PANEL, EPED ELECTRIC PEDESTAL, ESMT. EASEMENT, FL FLOW LINE, FND FOUNDED, GB GRADE BREAK, GCB GATE CONTROL BOX, GP GATE POST, H.C.C.F. HARRIS COUNTY CLERK FILE, HWF HOG WIRE FENCE, I IRON, KP KEYPAD, MF METAL FENCE, MH MANNHOLE, PED PEDESTAL, PFF PIPE FRAME FENCE, PLM PIPE LINE MARKER, P.O.B. POINT OF BEGINNING, PPG POWER POLE WITH GUY WIRE, PPT POWER POLE WITH TRANSFORMER, PPTG POWER POLE WITH TRANSFORMER AND GUY WIRE, R.O.W. RIGHT OF WAY, RCP REINFORCED CONCRETE PIPE, SAN SANITARY, SANLID SANITARY LID (SEPTIC), SP SERVICE POLE, SQ. FT. SQUARE FEET, TPED TELEPHONE PEDESTAL, U.E. UTILITY EASEMENT, UCB UNDERGROUND CABLE BOX, UCM UNDERGROUND CABLE MARKER, VP VERTICAL PIPE, WF WIRE FENCE, WS WATER SPOT, WW WATER WELL, FLOWLINE DITCH/SWALE, GRADE BREAK, HIGHBANK, OVERHEAD POWER LINE, PIN FLAG (AT&T)

DESCRIPTION OF A 10.13 ACRE TRACT OF LAND  
SITUATED IN THE  
JOHN JANDOS SURVEY, ABSTRACT NO. 1637  
HARRIS COUNTY, TEXAS

BEING A 10.13 (441,476 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JOHN JANDOS SURVEY, ABSTRACT 1637, HARRIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 10.344 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO TINCTURE FARMS, LLC RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) RP-2023-150415, SAID 10.13 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 FOUND LYING ON THE SOUTHEAST LINE OF A CALLED 184.545 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO NORTH HARRIS COUNTY JUNIOR COLLEGE DISTRICT RECORDED UNDER H.C.C.F. NO. D880407, BEING THE WEST CORNER OF A CALLED 5 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO XLR REALTY LLC RECORDED UNDER H.C.C.F. NO. RP-2019-561327, SAME BEING THE NORTH CORNER OF SAID 10.344 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 33°43'21" E, A DISTANCE OF 953.30 FEET WITH THE NORTHEAST LINE OF SAID 10.344 ACRE TRACT AND THE SOUTHWEST LINE OF SAID 5 ACRE TRACT TO A SCRIBED "X" IN CONCRETE SET ON THE NORTHWEST RIGHT-OF-WAY LINE OF EAST RICHEY ROAD (WIDTH VARIES, 100 FEET WIDE AT THIS POINT), BEING THE NORTH CORNER OF A CALLED 0.2091 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO COUNTY OF HARRIS RECORDED UNDER H.C.C.F. NO. 2009051088, SAME BEING THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 56°14'30" W, A DISTANCE OF 464.12 FEET ACROSS SAID 10.344 ACRE TRACT AND WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID EAST RICHEY ROAD TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ROD" FOUND LYING ON THE NORTHEAST LINE OF A CALLED 4.662 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO NORTH HARRIS MONTGOMERY COMMUNITY COLLEGE DISTRICT RECORDED UNDER H.C.C.F. NO. P111866, SAME BEING THE SOUTHWEST LINE OF SAID 10.344 ACRE TRACT, BEING THE COMMON NORTH CORNER OF SAID 0.2091 ACRE TRACT AND A CALLED 0.0940 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO COUNTY OF HARRIS RECORDED UNDER H.C.C.F. NO. 2009051088, SAME BEING THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 33°43'21" W, A DISTANCE OF 949.13 FEET WITH THE SOUTHWEST LINE OF SAID 10.344 ACRE TRACT AND THE NORTHEAST LINE OF SAID 4.662 ACRE TRACT TO A 5/8-INCH IRON ROD FOUND LYING ON THE SOUTHEAST LINE OF SAID 184.545 ACRE TRACT, BEING THE NORTH CORNER OF SAID 4.662 ACRE TRACT, SAME BEING THE WEST CORNER OF SAID 10.344 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 55°43'39" E, A DISTANCE OF 464.14 FEET WITH THE NORTHWEST LINE OF SAID 10.344 ACRE TRACT AND THE SOUTHEAST LINE OF SAID 184.545 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 10.13 ACRES OR 441,476 SQUARE FEET OF LAND.

EAST RICHEY ROAD

(R.O.W. WIDTH VARIES)  
F/K/A INEZ ROAD  
H.C.C.F. NO. 20090350449  
H.C.C.F. NO. 2009051088

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 48201C0270M, DATED EFFECTIVE 10/16/2013.
- 4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT. 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. A METES AND BOUNDS DESCRIPTION OF THE SURVEYED TRACT 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 1B, CONDITION II SURVEY. FIELDWORK WAS COMPLETED ON MARCH 7, 2024.

DATE OF SURVEY: MARCH 11, 2024.



SEAN CONLEY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6739  
SEAN@CONLEYLAND.COM  
CONLEYLAND.COM

3011 EAST RICHEY ROAD  
HUMBLE, TX 77338

STANDARD LAND SURVEY OF  
10.13 ACRES OF LAND  
SITUATED IN THE  
JOHN JANDOS SURVEY, ABSTRACT 1637  
HARRIS COUNTY, TEXAS

CONLEY LAND SERVICES, LLC

11003 BUTTONWOOD CREEK TRAIL  
DALLAS, TX 75235  
TEL: 972.729.4667  
CONLEYLAND.COM  
TPELS.FIRM.NO. 20194732