

23502 Willow Creek Drive

Being a tract of land situated in the Elizabeth Smith Survey, Abstract No. 70, Harris County, Texas, same being that tract of land conveyed to Ruth Mendoza, a single woman, by deed recorded in County Clerk File No. RP-2019-215609, Real Property Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for corner, said corner being the North corner of that tract of land conveyed to Dale E. Bond, a married person, by deed recorded in County Clerk File No. 20140197603, Real Property Records of Harris County, Texas and lying along the Southeast line of Willow Creek Drive (public right-of-way);

THENCE North 69 degrees 42 minutes 14 seconds East, along the Southeast line of said Willow Creek Drive, a distance of 180.00 feet to a 3/4 inch iron pipe found for corner;

THENCE North 69 degrees 42 minutes 14 seconds East, along the Southeast line of said Willow Creek Drive, a distance of 90.00 feet to a point for corner, said corner being the West corner of that tract of land conveyed to William F. Pattillo, by deed recorded in County Clerk File No. 20060090190, Real Property Records of Harris County, Texas, from which a 1/2 inch iron rod found online bears in a Southerly direction at a distance of 0.49 feet for reference;

THENCE South 20 degrees 13 minutes 19 seconds East, along the Southwest line of said Pattillo tract, passing at a distance of 442.34 feet to a 1/2 inch iron rod set online with a yellow plastic cap stamped "CBG Surveying" for reference and continuing a total distance of 499.68 feet to a point for corner, said corner lying in the center of a creek;

THENCE South 77 degrees 02 minutes 37 seconds West, along the centerline of said creek, a distance of 216.49 feet to a point for corner;

THENCE South 54 degrees 12 minutes 48 seconds West, along the centerline of said creek, a distance of 57.35 feet to a point for corner, said corner being the East corner of said Bond tract;

THENCE North 20 degrees 13 minutes 20 seconds West, along the Northeast line of said Bond tract, a distance of 487.34 feet to the POINT OF BEGINNING and containing 130,839 square feet or 3.00 acres of land.

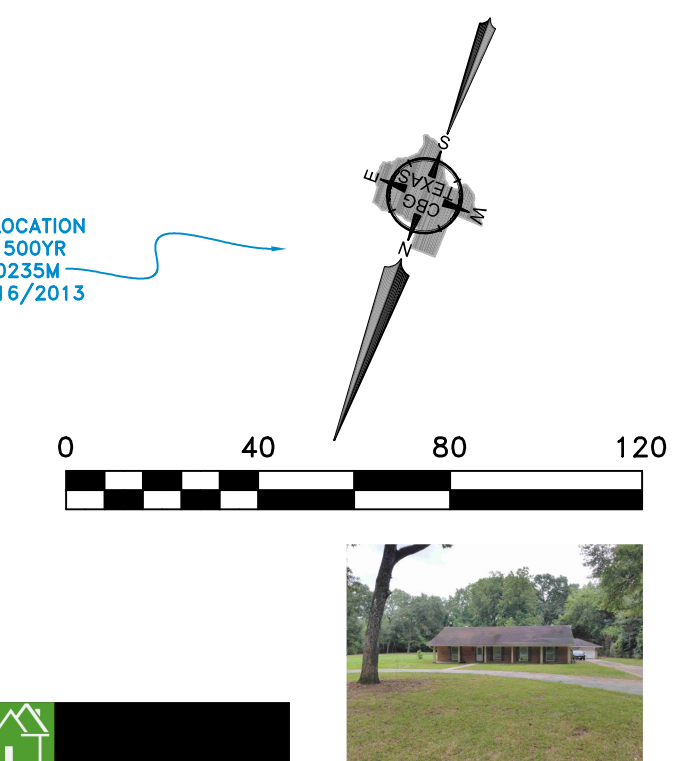
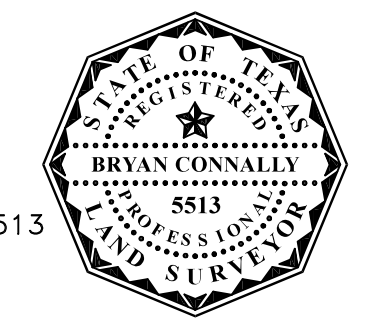
SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor Bryan Connally hereby certifies to VSRS, LLC and Metropolitan Escrow & Title Company, in connection with the transaction described in G.F. No. 1902921

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 are as 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 23rd day of July, 2019

Bryan Connally
 Bryan Connally
 Registered Professional Land Surveyor No. 5513



NOTE: According to the F.I.R.M. in Map No. 48201C0235M, this property does lie in Zone AE and does lie within the 100 year flood zone, except as shown.

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

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOLUME 4495, PAGE 290 (B393475), COUNTY CLERK'S FILE NO(S). M537463, M644296 AND M654165

NOTES:
 BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE.
 EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

| REVISIONS | | |
|-----------|----|-------|
| DATE | BY | NOTES |
| | | |
| | | |
| | | |

| LEGEND | |
|---------|--------------------------------|
| CM | CONTROLLING MONUMENT |
| ○ | 1/2" IRON ROD FOUND |
| ⊗ | 1/2" IRON ROD SET |
| ○ | 1" IRON PIPE FOUND |
| □ | FENCE POST CORNER |
| ⊗ | "X" FOUND / SET |
| ⊗ | 3/4" IRON PIPE FOUND |
| ▲ | UNDERGROUND ELECTRIC |
| ● | OVERHEAD ELECTRIC |
| ⊕ | POWER POLE |
| ⊕ | POINT FOR CORNER |
| ⊕ | GRAVEL/ROCK ROAD OR DRIVE |
| PE | POOL EQUIPMENT COLUMN |
| AC | AIR CONDITIONING |
| ⊕ | FIRE HYDRANT |
| — OES — | OVERHEAD ELECTRIC SERVICE |
| — OHP — | OVERHEAD POWER LINE |
| — | CONCRETE PAVING |
| — | DOUBLE SIDED WOOD FENCE |
| — | ASPHALT PAVING |
| — | CHAIN LINK FENCE |
| — | WOOD FENCE |
| — | 0.5" WIDE TYPICAL BARBED WIRE |
| — | IRON FENCE |
| — | PIPE FENCE |
| — | COVERED PORCH, DECK OR CARPORT |

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 F 214.349.2216
 Firm No. 10168800
 www.cbgtalco.com

| SCALE | DATE | JOB NO. | G.F. NO. | DRAWN |
|----------|----------|---------|-----------|-------|
| 1" = 50' | 07/23/19 | 1914381 | SEE ABOVE | MARIA |

METES AND BOUNDS
 ELIZABETH SMITH SURVEY, ABSTRACT NO. 70
 HARRIS COUNTY, TEXAS
 23502 WILLOW CREEK DRIVE