





LEGEND

O 1/2" ROD FOUND ⊗ 1/2" ROD SET 1" PIPE FOUND ☑ "X" FOUND/SET CORNER ₱ 5/8" ROD FOUND

TRANSFORMER ■ COLUMN

▲ UNDERGROUND

---OHP---OVERHEAD ELECTRIC POWER ---OES-OVERHEAD ELECTRIC SERVICE

CHAIN LINK WOOD FENCE 0.5' WIDE TYPICAL **—** – –

DOUBLE SIDED

WOOD FENCE **EXCEPTIONS:**

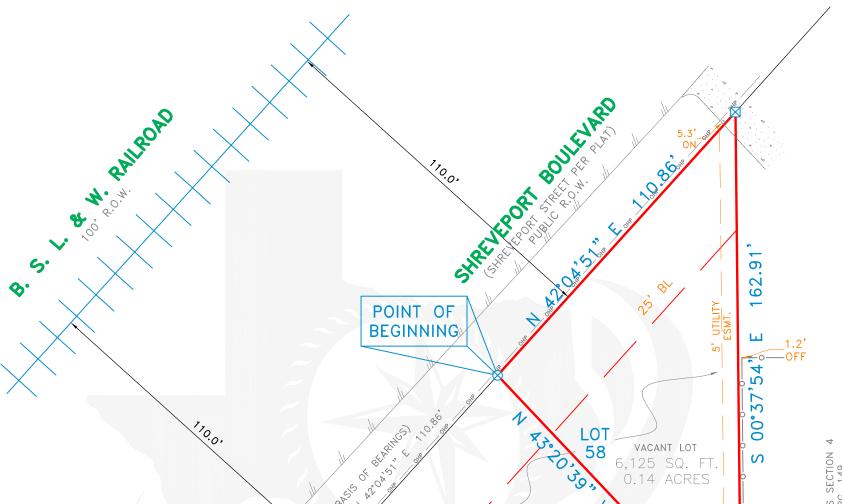
NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOLUME 20, PAGE 45, VOLUME 2336, PAGE 73

_>×<

COVERED AREA

BRICK

☐ FENCE POST FOR CORNER CM CONTROLLING MONUMENT AC AIR CONDITIONER PE POOL EQUIPMENT POWER POLE △ OVERHEAD ELECTRIC — □— IRON FENCE BARBED WIRE EDGE OF ASPHALT EDGE OF GRAVEL STONE CONCRETE



Shreveport Boulevard

Being a portion of Lot 58, Block 10 of Triangle Gardens, an addition to Harris County, Texas, according to the Map or Plat thereof, recorded in Volume 20, Page 45, of the Map Records of Harris County, Texas, same being a portion of that tract of land conveyed to Felicia Smith, by deed recorded in County Clerk File No. RP-2017-162764, Real Property Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

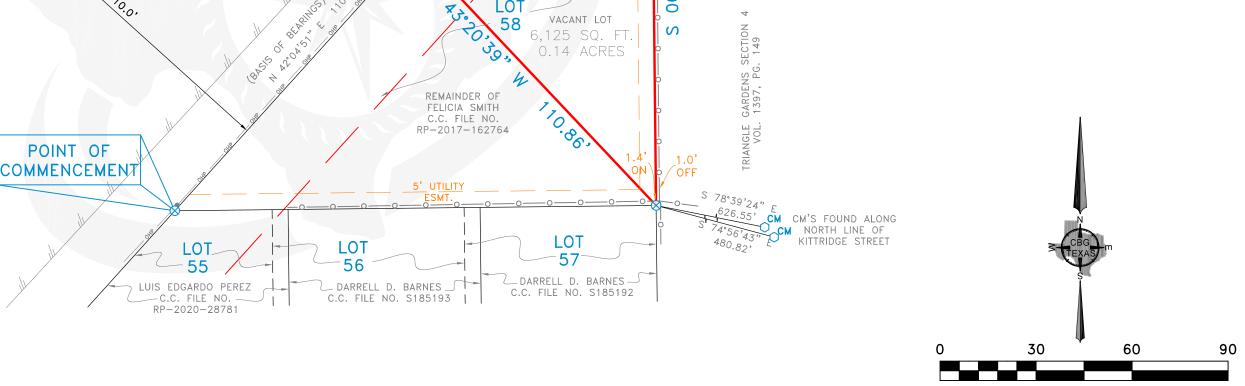
COMMENCING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of that tract of land conveyed to Luis Edgardo Perez, by deed recorded in County Clerk File No. RP—2020—28781, Real Property Records of Harris County, Texas, and lying along the Southeast line of Shreveport Street (public

THENCE North 42 degrees 04 minutes 51 seconds East, along the aforementioned Southeast line of Shreveport Street, a distance of 110.86 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the North corner of said remainder of Smith tract, and being the POINT OF BEGINNING of that tract herein described:

THENCE North 42 degrees 04 minutes 51 seconds East, along said Southeast line of Shreveport Street, a distance of 110.86 feet to an "X" set for corner, said corner lying along the West line of Triangle Gardens, Section 4, an Addition to Harris County, Texas, according to the Map or Plat thereof recorded in Volume 1397, Page 149, Deed Records of Harris County, Texas:

THENCE South 00 degrees 37 minutes 54 seconds East, along said West line of said Triangle Gardens (1397/149), a distance of 162.91 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of that tract of land conveyed to Darrell D. Barnes, by deed recorded in County Clerk File No. S185192, Real Property Records of Harris County, Texas, and being a Southeast corner of said remainder of Smith tract, from which a 1 inch iron pipe found bears South 78 degrees 39 minutes 24 seconds East, a distance of 626.55 for witness, said rod being along the North line of Kittridge Street (public right—of—way), from which a 1 inch pipe found bears South 74 degrees 56 minutes 43 seconds East for witness, a distance of 480.82 feet, said rod being along the North line of said Kittridge Street;

THENCE North 43 degrees 20 minutes 39 seconds West, along the Northeast line of said remainder of Smith tract, a distance of 110.86 feet to the POINT OF BEGINNING and containing 6,125 square feet or 0.14 acres of land.



BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS

FLOOD NOTE: According to the F.I.R.M. No. 48201C0685L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Superior Abstract & Title/KNDS Law Firm. 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. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. 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, there are no visible and apparent encroachments or protrusions on the ground

Accepted by: Purchaser Date: Purchaser

Drawn By: MARIA

Scale: 1" = 30

Date: 06/04/2020

KD-004382-2

Job No. 2009807

GF NO.:

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