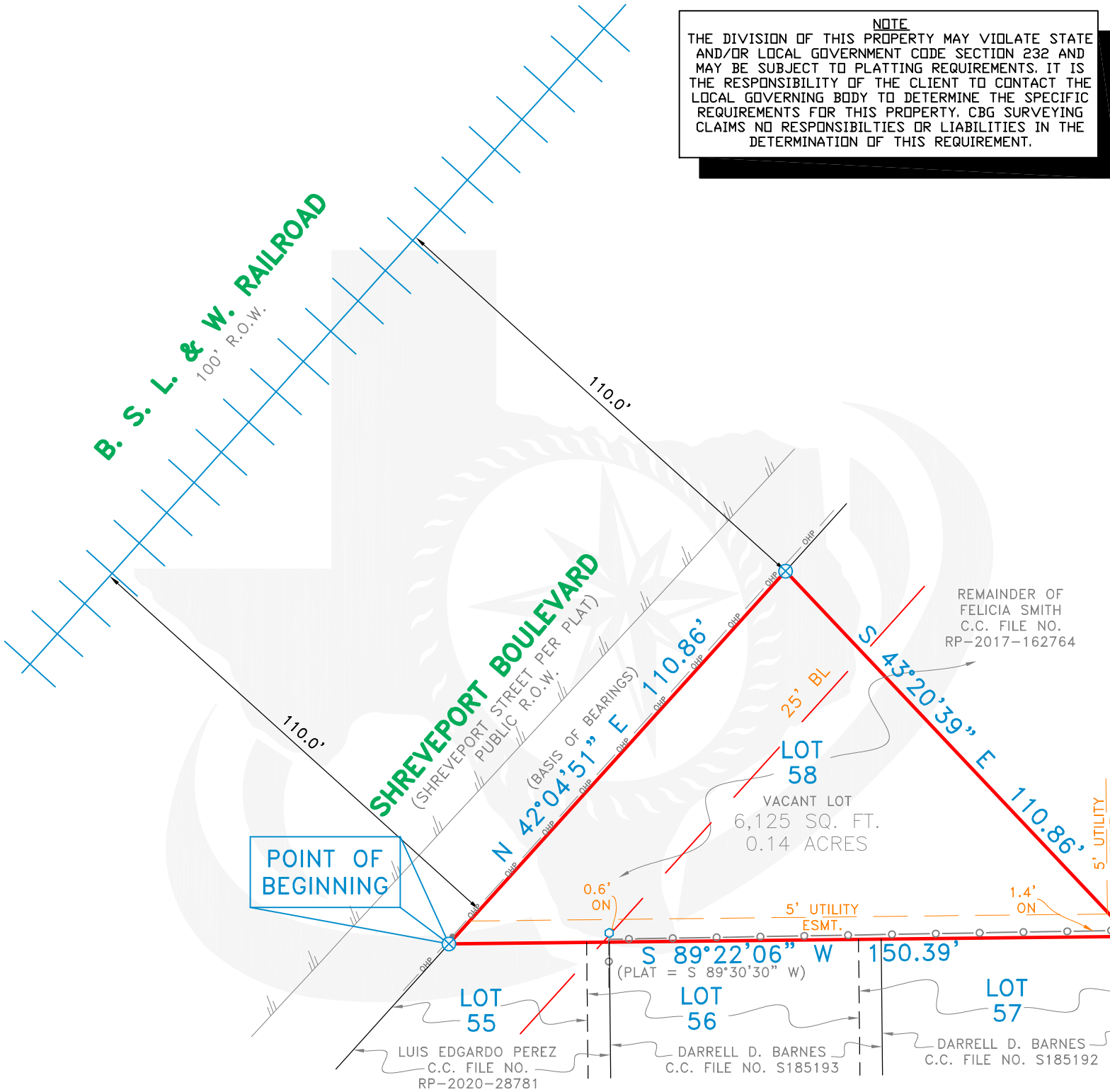


LEGEND

- | | |
|-------------------------------------|-------------------------|
| ○ 1/2" ROD FOUND | □ FENCE POST FOR CORNER |
| ⊗ 1/2" ROD SET | CM CONTROLLING MONUMENT |
| ○ 1" PIPE FOUND | AC AIR CONDITIONER |
| ⊗ "X" FOUND/SET | PE POOL EQUIPMENT |
| ⊕ POINT FOR CORNER | ● POWER POLE |
| ⊗ 5/8" ROD FOUND | △ OVERHEAD ELECTRIC |
| T TRANSFORMER PAD | — I— IRON FENCE |
| ■ COLUMN | — X— BARBED WIRE |
| ▲ UNDERGROUND ELECTRIC | — /— EDGE OF ASPHALT |
| — OHP— OVERHEAD ELECTRIC POWER | — /— EDGE OF GRAVEL |
| — OES— OVERHEAD ELECTRIC SERVICE | — []— CHAIN LINK |
| — []— WOOD FENCE 0.5' WIDE TYPICAL | — []— STONE |
| — []— DOUBLE SIDED WOOD FENCE | — []— CONCRETE |
| | — []— COVERED AREA |
| | — []— BRICK |

EXCEPTIONS:

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



Shreveport Boulevard

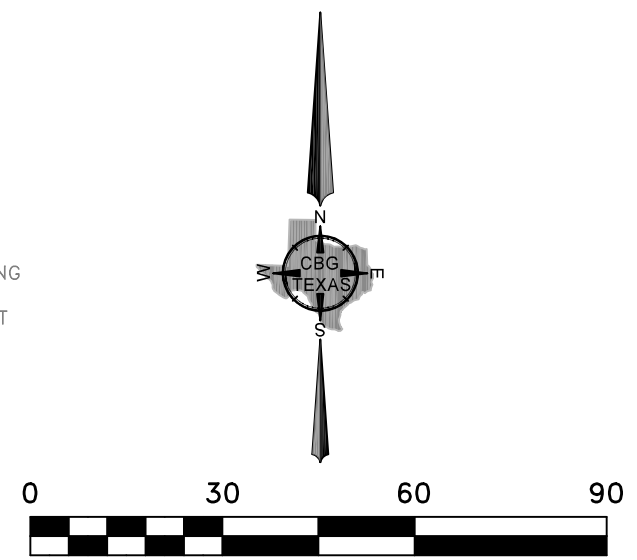
Being a portion of Lot 58, Block 10 of Triangle Gardens, an addition to Harris County, Texas, according to the Map or Plat thereof, recorded in Volume 20, Page 45, of the Map Records of Harris County, Texas, same being a portion of that tract of land conveyed to Felicia Smith, by deed recorded in County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

BEGINNING 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 right-of-way);

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 West corner of the remainder of Smith tract;

THENCE South 43 degrees 20 minutes 39 seconds East, along the Southwest line of said remainder of Smith tract, 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 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, and 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 from which a 1/2 inch iron rod found bears South 78 degrees 39 minutes 24 seconds East a distance of 626.55 feet for reference and from which a 1/2 inch iron rod found bears South 74 degrees 56 minutes 43 seconds East a distance of 480.82 feet for reference, both along the North line of Kittridge Street;

THENCE South 89 degrees 22 minutes 06 seconds West, along the North line of said Barnes tract (S185192), a distance of 150.39 feet to the POINT OF BEGINNING and containing 6,125 square feet or 0.14 acres of land.



NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
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 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: _____
Date: _____ Purchaser

Drawn By: MARIA
Scale: 1" = 30'
Date: 06/04/2020
GF NO.: KD-004382-2
Job No. 2009761

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