CBG SURVEYING INC

VERITAS TITLE PARTNERS

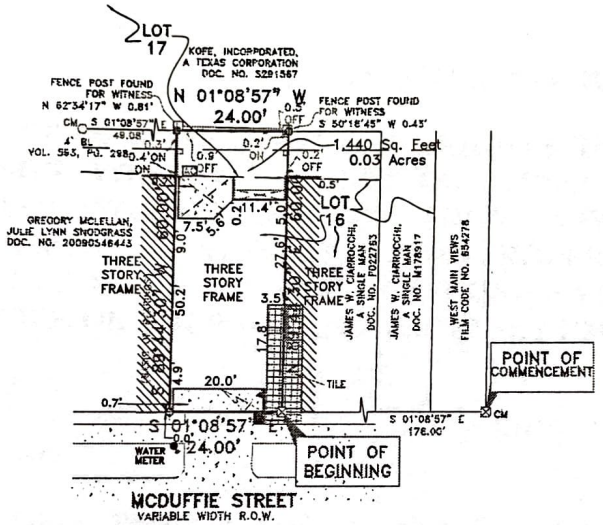
LEGEND

○ 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
✣ 60d NAIL FOUND	● POWER POLE
T TRANSFORMER PAD	△ OVERHEAD ELECTRIC
■ COLUMN	—IRON FENCE
▲ UNDERGROUND ELECTRIC	—x— BARBED WIRE
—OHP— OVERHEAD ELECTRIC POWER	EDGE OF ASPHALT
—OES— OVERHEAD ELECTRIC SERVICE	EDGE OF GRAVEL
—o— CHAIN LINK	CONCRETE
WOOD FENCE 0.8' WIDE TYPICAL	COVERED AREA

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 6, PG. 56, VOL. 583, PG. 298

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOL. 610, PG. 388, C.F. NO. H849161



4114 McDuffie Street

Being a tract of land situated in the O. Smith Survey, Abstract No. 898, also known as a portion of Lots 16 and Lot 17, Block 4, of DEARBORN PLACE SUBDIVISION, an addition to the City of Houston, Harris County, Texas, according to the plat thereof recorded Volume 6, Page 58, Plat Records, Harris County, Texas, same being that tract of land conveyed to Jules C. Pollard, Jr., by deed recorded in Film Code No. 134-19-1527, Official Public Records, Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at an "X" found for corner, said corner being the Northeast corner of West Main Views subdivision, an addition to the City of Houston, Harris County, Texas, according to the Plat thereof recorded in Film Code No. 654278, Plat Records, Harris County, Texas, and being along the South line of W. Main Street (80 foot right-of-way), and along the West line of McDuffie Street (variable width right-of-way);

THENCE South 01 degrees 08 minutes 57 seconds East, along the West line of said McDuffie Street, and passing tracts of land conveyed to James W. Ciarrocchi, a single man, by deeds recorded in P022763 and M178917, a distance of 178.00 feet to an "X" set in concrete for corner, said corner being the Southeast corner of that tract of land conveyed to James W. Ciarrocchi, a single man, by deed recorded in Document No. M178917, Official Public Records, Harris County, Texas, and being the POINT OF BEGINNING of that tract herein described;

THENCE South 01 degrees 08 minutes 57 seconds East, along said West line of McDuffie Street, a distance of 24.00 feet to a point for corner, said corner being the Northeast corner of that tract of land conveyed to Gregory McLellan, and Julie Lynn Snodgrass, by deed recorded in Document No. 20090546443, Official Public Records, Harris County, Texas;

THENCE South 88 degrees 44 minutes 30 seconds West, along the North line of said McLellan tract, a distance of 60.00 feet to a point for corner, said corner being the Northwest corner of said McLellan/Snodgrass tract, and being along the East line of that tract of land conveyed to Kofe, Incorporated, a Texas Corporation, by deed recorded in Document No. S291567, Official Public Records, Harris County, Texas, from which a fence post found bears North 62 degrees 34 minutes 17 seconds West, a distance of 0.81 feet for witness;

THENCE North 01 degrees 08 minutes 57 seconds West, along the East line of said Kofe tract, a distance of 24.00 feet to a point for corner, said corner being the Southwest corner of said Ciarrocchi tract, from which a fence post found bears South 50 degrees 18 minutes 45 seconds West, a distance of 0.43 feet for witness;

THENCE North 88 degrees 44 minutes 30 seconds East, along the South line of said Ciarrocchi tract, a distance of 60.00 feet to the POINT OF BEGINNING and containing 1,440 square feet or 0.03 acres of land.

SCALE: 1" = 20'

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

FLOOD NOTE: According to the F.I.R.M. No. 48201C0880L, 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 Veritas Title Company. 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:
Date: _____ Purchaser
Purchaser

Drawn By: CR
Scale: 1" = 20'
Date: 12/16/16
GF NO.: 16017587
Job No. 1624017

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STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
J.T. THOMPSON
4604
THOMPSON R.P.L.S. NO. 4604

X Susan Price
12/20/16

X
12/20/16