

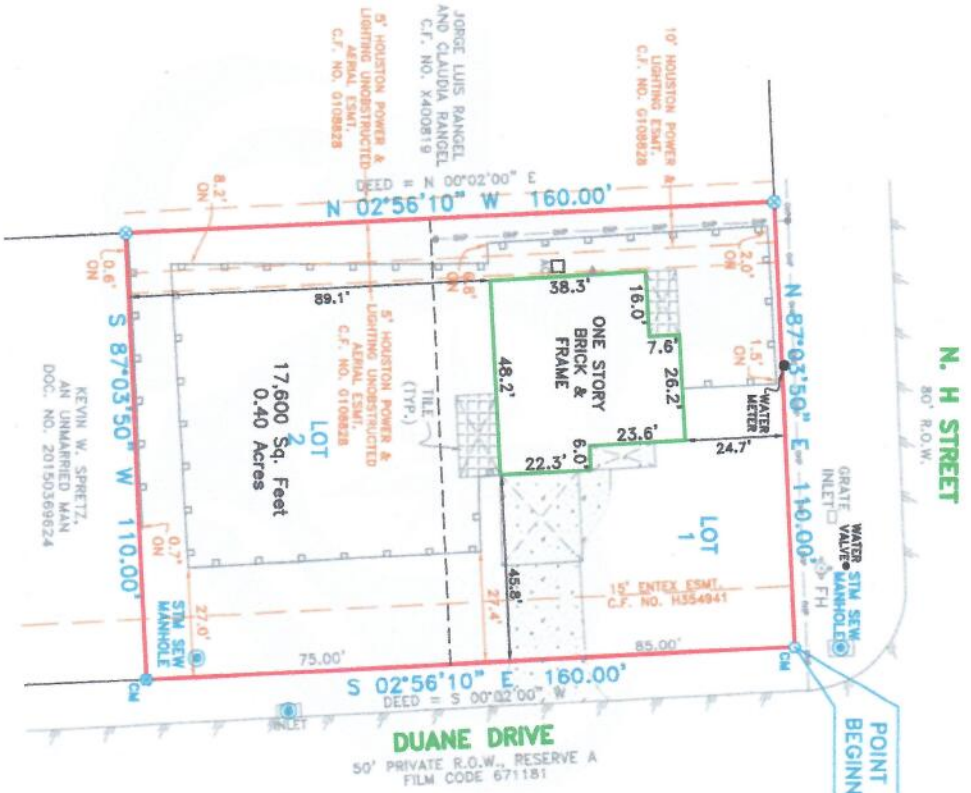


**GREAT AMERICAN**  
TITLE COMPANY

**LEGEND**

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
○ 3/4" ROD FOUND	□ CONTROLLED UNDERGROUND
○ 1" ROD FOUND	□ CONCRETE
○ 1 1/2" ROD FOUND	□ AC APPROPRIATE
○ 2" ROD FOUND	□ POWER POLE
○ 3" ROD FOUND	□ OVERHEAD ELECTRICAL
○ 4" ROD FOUND	□ UNDERGROUND ELECTRICAL
○ 5" ROD FOUND	□ IRON FENCE
○ 6" ROD FOUND	□ BARRICADE
○ 7" ROD FOUND	□ EDGE OF ASPHALT
○ 8" ROD FOUND	□ EDGE OF GRAVEL
○ 9" ROD FOUND	□ STONE
○ 10" ROD FOUND	□ CONCRETE
○ 11" ROD FOUND	□ GRAVEL
○ 12" ROD FOUND	□ GRAVEL
○ 13" ROD FOUND	□ GRAVEL
○ 14" ROD FOUND	□ GRAVEL
○ 15" ROD FOUND	□ GRAVEL
○ 16" ROD FOUND	□ GRAVEL
○ 17" ROD FOUND	□ GRAVEL
○ 18" ROD FOUND	□ GRAVEL
○ 19" ROD FOUND	□ GRAVEL
○ 20" ROD FOUND	□ GRAVEL

**EXCEPTIONS:**  
EASMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY  
C.F. NO. 87-2018-25249



**NOTES:**  
1) EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
2) 4/24/2020 - REVISED STREET SURVEY  
**FLOOD NOTE:** According to the F.L.B.M. No. 48201029424, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.  
**NOTE:** BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

This survey is made in continuation with the information provided by Great American Title Company. Use of this survey by any other parties and/or for other purposes shall be of 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 herein represents the true and correct survey of the property and the boundaries and easements thereon are as indicated hereon and are correct as shown.

Order: \_\_\_\_\_  
Accepted by: \_\_\_\_\_  
Purchaser: \_\_\_\_\_

Drawn By: JA  
Scale: 1" = 30'  
Date: 04/23/2020  
GF NO.: 86225-GAT85  
Job No.: 2007015

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**2330 Duane Drive**

Being a portion of Quarter 472, Town of Lake Park, an Addition to Harris County, Texas, according to the Plat thereof recorded in Volume 61, page 374, Deed Records, Harris County, Texas, also known as Lots 1 and 2, in Block 1, of Pine View Subdivision, an unrecorded subdivision, situated in that Tract of land conveyed to Janet B. Jacobs, by deed recorded in Instrument No. 20140275615, Official Public Records, Harris County, Texas, and being more particularly described by metes and bounds as follows:  
**BEGINNING** at a 3/4 inch iron rod found for corner, said corner being in the intersection of the South line of N. H Street (60 feet right-of-way), and the West line of Duane Drive (50 feet right-of-way);

**THENCE** South 02 degrees 56 minutes 10 seconds East, along said West line of said Duane Drive, a distance of 160.00 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Kevin W. Spritz, an unmarried man, by deed recorded in Document No. 20150389824, Official Public Records, Harris County, Texas;

**THENCE** South 87 degrees 03 minutes 50 seconds West, along the North line of said Spritz tract, a distance of 110.00 feet to a point for corner, said corner being the Northwest corner of said Spritz tract, same being along the East line of that tract of land conveyed to Jorge Luis Rangel and Claudia Rangel, by deed recorded in Clark's File No. X400019, Official Public Records, Harris County, Texas;

**THENCE** North 02 degrees 56 minutes 10 seconds West, along the East line of said Rangel tract, a distance of 160.00 feet to a point for corner, said corner being the Northwest corner of said Rangel tract, same being along said South line of N. H Street;

**THENCE** North 87 degrees 03 minutes 50 seconds East, along said South line of N. H Street, a distance of 110.00 feet to the **POINT OF BEGINNING** and containing 17,600 square feet or 0.40 acres of land.