

**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	—□— METAL 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:**

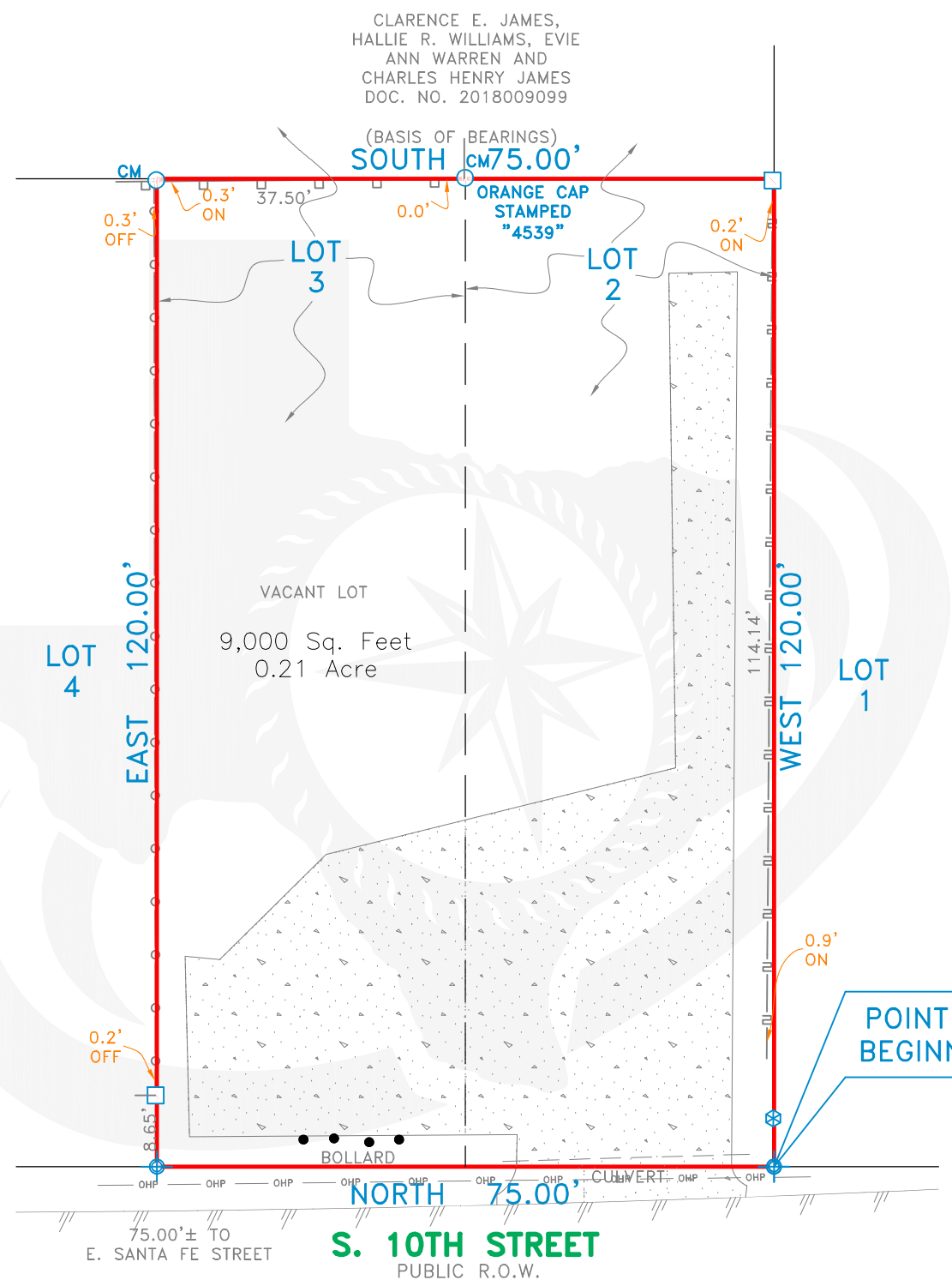
**NOTES:**  
 1) BEARINGS ARE BASED ON PRIOR DEED RECORDED IN DOC. NO. 2001-084369  
 2) EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
**FLOOD NOTE:** According to the F.I.R.M. No. 48339C0380G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Momentum 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 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: JA/ML  
 Scale: 1" = 20'  
 Date: 11/25/2020  
 GF NO.: 20-03-4077  
 Job No. 2022749

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**108 S. 10th Street**

Being a portion of Lots 2 and 3, in Block 5, of the W. H. Earthman Subdivision, a Subdivision in Montgomery County, Texas, according to the Plat thereof recorded in Volume 4, Page 21B, Plat Records, Montgomery County, Texas, same being that tract of land conveyed to Torrez Tyrone Dirden, by deed recorded in Document No. 201208875, Official Public Records, Montgomery County, Texas, previously described by metes and bounds by deed recorded in Document No. 2001-084369, Official Public Records, Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point for corner, said corner being the Northwest corner of Lot 1 of said Subdivision, same being along the East line of S. 10th Street (public right-of-way);

**THENCE** North, along the East line of S. 10th Street, a distance of 75.00 feet to a point for corner, said corner being the Southwest corner of Lot 4 of said Subdivision;

**THENCE** East, along the South line of said Lot 4, passing at a distance of 8.65 feet to a fence post found on-line for reference, continuing a total distance of 120.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Lot 4, same being along the West line of that tract of land conveyed to Clarence E. James, Hallie R. Williams, Evie Ann Warren and Charles Henry James, by deed recorded in Document No. 2018009099, Official Public Records, Montgomery County, Texas;

**THENCE** South, along said West line of said James/Warren tract, passing at a distance of 37.50 feet to a 1/2 inch iron rod found on-line for reference, continuing a total distance of 75.00 feet to a fence post found for corner, said corner being the Southwest corner of said James/Warren tract, same being along the North line of said Lot 1;

**THENCE** West, along the North line of said Lot 1, passing at a distance of 114.14 feet to a 5/8 inch iron rod found on-line for reference, continuing a total distance of 120.00 feet to the **POINT OF BEGINNING** and containing 9,000 square feet or 0.21 acre of land.

