CBG
SURVEYING TEXAS LLC

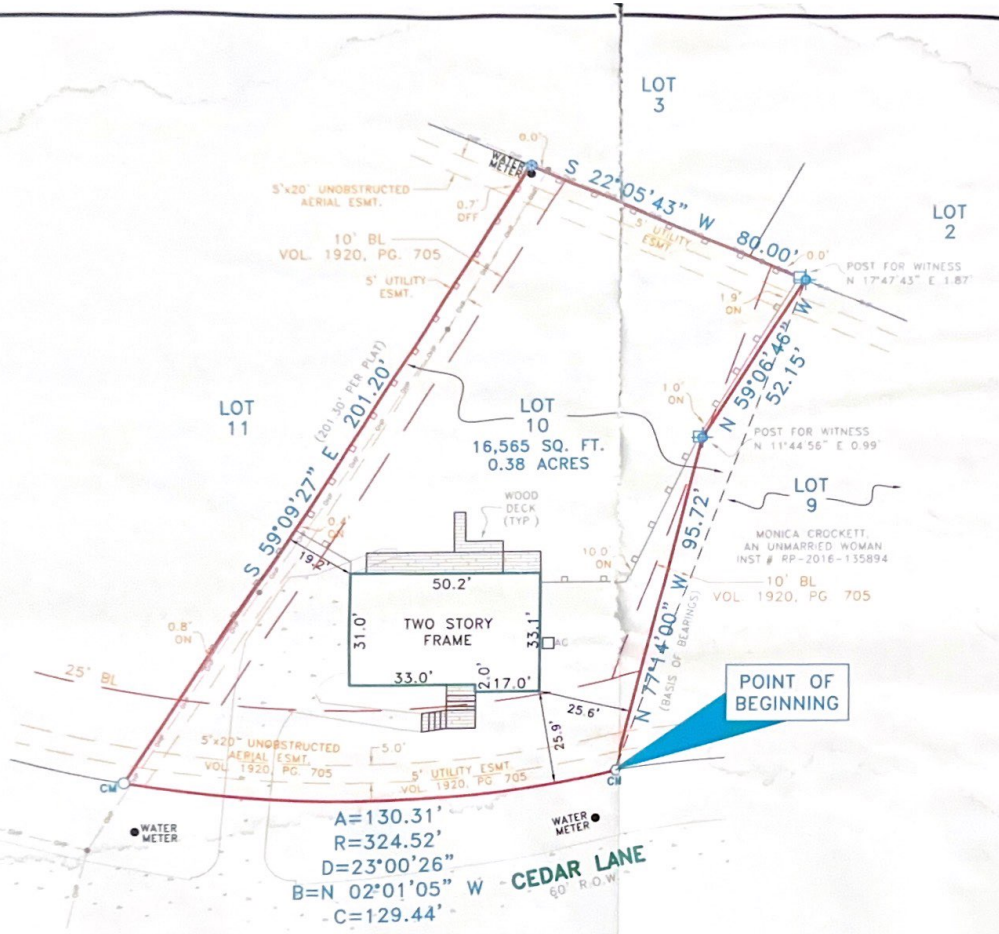
Fidelity National Title
Insurance Company

LEGEND

- 1" ROD FOUND
- 1/2" ROD SET
- 1" PIPE FOUND
- "X" FOUND/SET
- POINT FOR CORNER
- 5/8" ROD FOUND
- TRANSFORMER PAD
- COLUMN
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC POWER
- OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- DOUBLE SIDED WOOD FENCE
- 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
- COVERED AREA
- BRICK

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 30, PG. 31; VOL. 1920, PG. 705; VOL. 3457, PG. 261; VOL. 6614, PG. 215 (C429163); VOL. 6614, PG. 266 (C429164); VOL. 6614, PG. 272 (C429165); CC#'S D486364; D486365; S453107; U128988; U139264



104 Cedar Lane

Being a portion of Lot Ten (10) of EL LAGO ESTATES, SECTION ONE (1), a Subdivision in Harris County, Texas, according to the Map or Plat thereof, recorded in Volume 30, Page 31 of the Map Records of Harris County, Texas, same being a tract of land conveyed to SPH Property One, LLC, a Delaware Limited Liability Company, by deed recorded in Instrument Number RP-2019-335843, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for corner, said corner being the Northwest corner of that tract of land conveyed to Monica Crockett, an unmarried woman, by deed recorded in Instrument Number RP-2016-135894, Official Public Records of Harris County, Texas, and being along the East line of Cedar Lane (50 foot right-of-way), and being the beginning of a non-tangent curve turning to the right, with a radius of 324.52 feet, a delta angle of 23 degrees 00 minutes 26 seconds, a chord bearing of North 02 degrees 01 minute 05 seconds West, and a chord length of 129.44 feet;

THENCE along said curve to the right, along the East line of said Cedar Lane, an arc length of 130.31 feet to a 1 inch iron rod found for corner, said corner being the Southwest corner of Lot 11, of said El Lago Estates, Section One;

THENCE South 59 degrees 09 minutes 27 seconds East, along the South line of said Lot 11, a distance of 201.20 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of said Lot 11, and being along the West line of Lot 3, of said El Lago Estates, Section One;

THENCE South 22 degrees 05 minutes 43 seconds West, along the West line of said Lot 3, a distance of 80.00 feet to a point for corner, said corner being along the West line of Lot 2, of said El Lago Estates, Section One, and being the Northeast corner of said Crockett tract, from which a fence post found bears North 17 degrees 47 minutes 43 seconds East a distance of 1.87 feet for witness;

THENCE North 59 degrees 06 minutes 46 seconds West, along a North line of said Crockett tract, a distance of 52.15 feet to a point for corner, from which a fence post found bears North 11 degrees 44 minutes 56 seconds East a distance of 0.99 feet for witness;

THENCE North 77 degrees 14 minutes 00 seconds West, along a North line of said Crockett tract, a distance of 95.72 feet to the POINT OF BEGINNING and containing 16,565 square feet or 0.38 acres of land.

0 30 60 90

NOTES:
BEARINGS ARE ABSED BY DEED RECORDED IN INSTRUMENT NO. RP-2019-335843.

EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48201C1085M, this property does lie in Zone AE and DOES lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Fidelity National Title Insurance 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.

Date: _____ Accepted by: _____ Purchaser _____ Purchaser

Drawn By: CAJ
Scale: 1" = 20'
Date: 01/02/20
GF NO.: FTH-07-FAH19011672N
Job No. 1925472

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