

**LEGEND**

- |                                  |                         |
|----------------------------------|-------------------------|
| ○ 1/2" ROD FOUND                 | □ FENCE POST FOR CORNER |
| ⊗ 1/2" ROD SET                   | CM CONTROLLING MONUMENT |
| ○ 3/4" PIPE FOUND                | AC AIR CONDITIONER      |
| ⊗ "X" MARK/SET POINT FOR CORNER  | PE POOL EQUIPMENT       |
| ⊗ 5/8" ROD 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      |
| —○— CHAIN LINK                   | —○— STONE               |
| —□— WOOD FENCE 0.5' WIDE TYPICAL | —■— CONCRETE            |
| —□— DOUBLE SIDED WOOD FENCE      | —■— COVERED AREA        |
|                                  | —■— BRICK               |

**EXCEPTIONS:**

**NOTES:**  
 BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

**FLOOD NOTE:** According to the F.I.R.M. No. 48201C0680L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

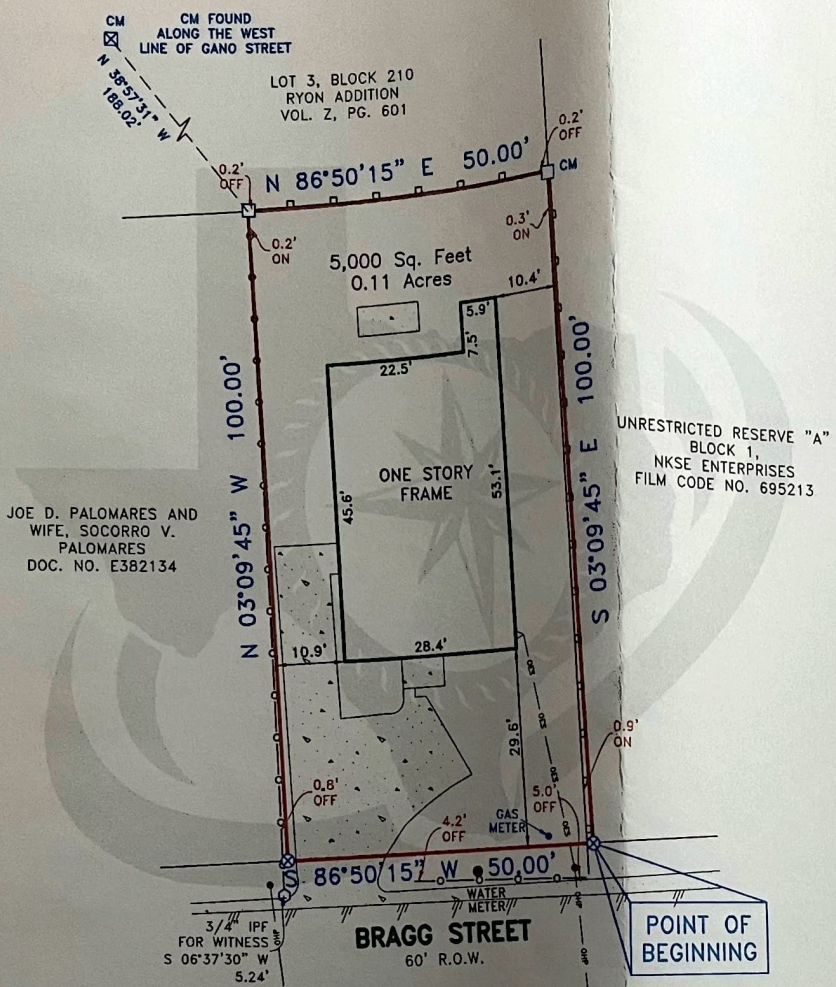
This survey is made in conjunction with the information provided by Fidelity National Title Insurance Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is 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 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

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Drawn By: MARIA  
 Scale: 1" = 20'  
 Date: 10/26/2023  
 GF No.: FTH-07-FAH23010742NC  
 Job No. 2316558

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**1309 Bragg Street**

Being a portion of Block 210, EXTENSION OF RYONS ADDITION, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volumes 9-A, Page 111 of the Dead Records of Harris County, Texas, also known as the East half of Lots 4 and 5, in Block 210, of EXTENSION OF RYONS ADDITION, same being that tract of land conveyed to Marsha E. Mingo, by deed recorded in Document No. U666034, Official Public 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 Southwest corner of Unrestricted Reserve "A", Block 1, of NKSE Enterprises, a Subdivision in Harris County, Texas, according to the map or plat thereof, recorded at Film Code No. 695213, of the Map Records of Harris County, Texas, and lying along the North line of Bragg Street (60 foot right-of-way);

THENCE South 86 degrees 50 minutes 15 seconds West, along said North line of Bragg Street, a distance of 50.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of that tract of land conveyed to Joe D. Palomares and wife, Socorro V. Palomares, by deed recorded in Document No. E382134, Official Public Records of Harris County, Texas, from which a 3/4 inch iron pipe found bears South 06 degrees 37 minutes 30 seconds West, a distance of 5.24 feet for witness;

THENCE North 03 degrees 09 minutes 45 seconds West, along the East line of said Palomares tract, a distance of 100.00 feet to a fence post for corner, said corner being the Northeast corner of aforesaid Palomares tract, and lying along the South line of Lot 3, Block 210, Ryan Addition, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume Z, Page 601 of the Map Records of Harris County, Texas, from which a concrete monument found bears North 38 degrees 57 minutes 31 seconds West, a distance of 188.02 feet, along the West line of Gano Street (60 foot right-of-way);

THENCE North 86 degrees 50 minutes 15 seconds East, along said South line of Lot 3 of Ryan Addition (Z/601), a distance of 50.00 feet to a fence post for corner, said corner being the Southeast corner of said Lot 3, and lying along the West line of aforementioned Unrestricted Reserve "A";

THENCE South 03 degrees 09 minutes 45 seconds East, along said West line of Unrestricted Reserve "A", a distance of 100.00 feet to the POINT OF BEGINNING and containing 5,000 square feet or 0.11 acres of land.

