

SURVEY OF

THE PROPERTY LOCATED AT 4824 BATON ROUGE, CITY OF HOUSTON, TEXAS, BEING A PORTION LOT 349, BLOCK 12 OF TRINITY GARDENS, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOL. 13, PG. 42 MAP RECORDS HARRIS COUNTY TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO 3SIXTEEN HOMES, LLC, RECORDED IN RP-2023-293823 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

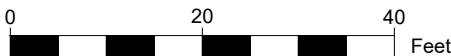
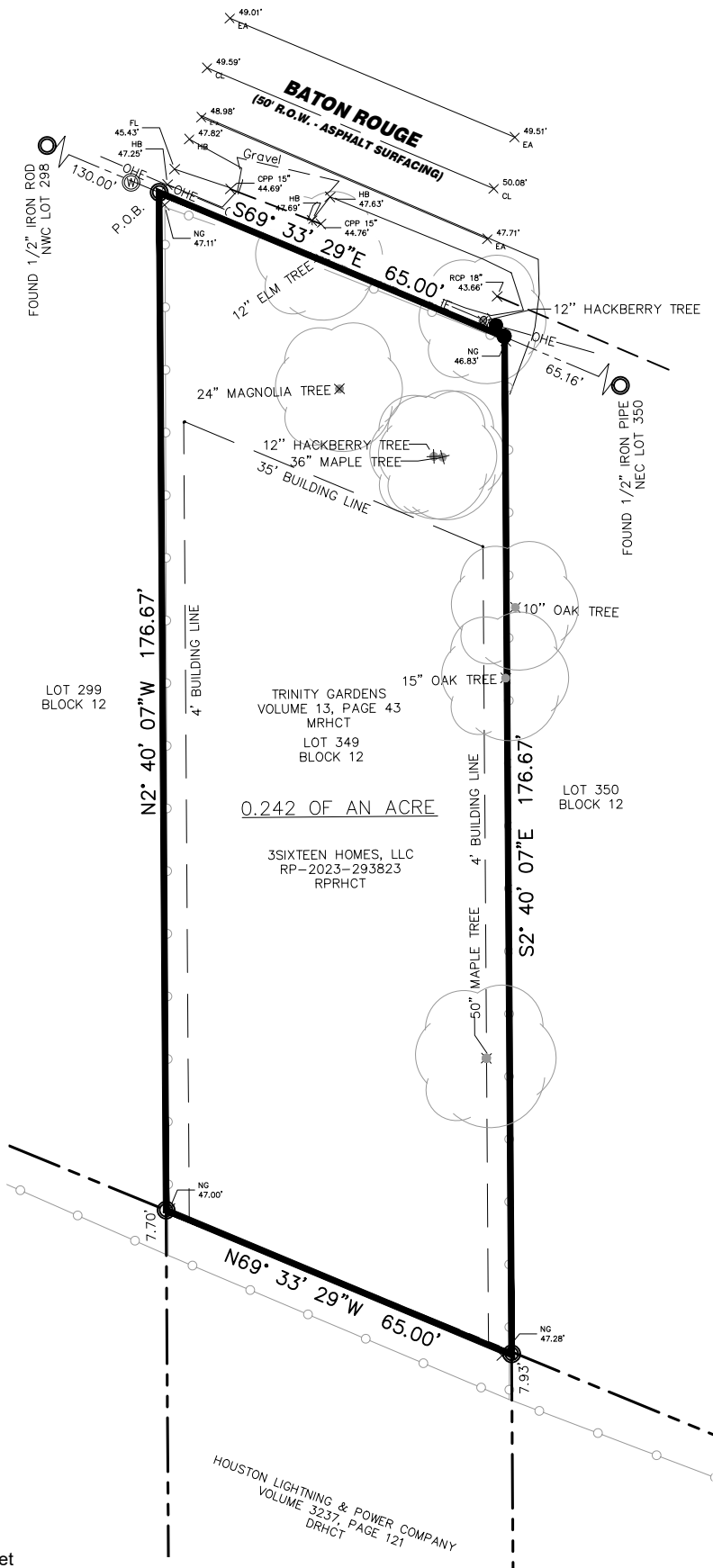
PANEL NO.: 22033 EFFECTIVE DATE: 05-02-2008
 FIRM NO.: 22033C0235E ZONE: X

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'s ACCURACY.

- NOTES:
- PROPERTY SUBJECT TO TERMS, CONDITIONS AND RESTRICTIONS RECORDED IN VOL. 13, PG. 42 MRHCT & DOC. NO N253886, DOC. NO. 556388 REAL PROPERTY RECORDS HARRIS COUNTY, TEXAS, AND VOL. 1301, PG. 454 DRHCT.
 - BUILDING LINES PER DEED RESTRICTIONS RECORDED IN VOL. 1301, PG. 454 DRHCT
 - PROPERTY AS SHOWN IS BASED ON BEST AVAILABLE EVIDENCE USING IRON PINS FOUND, POSSESSION, DEEDS AND TAX RECORDS.
 - BEARINGS AND ELEVATIONS FOR SURVEY ARE BASED ON NAD83 TX S CENTRAL, NAVD88 GPS OBSERVATIONS

LEGEND

- IRON ROD SET W/ CAP "ELD 10194489"
- 1/2" IRON ROD FOUND, W CAP "CBG SURVEYING", UNLESS OTHERWISE NOTED
- UTILITY POLE
- TREE
- OHE— OVERHEAD POWER LINE
- CHAIN LINK FENCE
- MRHCT MAP RECORDS HARRIS COUNTY TEXAS
- DRHCT DEED RECORDS HARRIS COUNTY TEXAS



SURVEY FOR:
AMERITEX HOMES PAGE 1 OF 2
 PROPERTY ADDRESS:
4824 BATON ROUGE
 SUBDIVISION - LOT, BLOCK
TRINITY GARDENS- LOT 349, BLOCK 12
 DATE OF FIELD WORK: 10-30-2023 PROJECT NO.: AMH23-0227 DRAFTER: DM

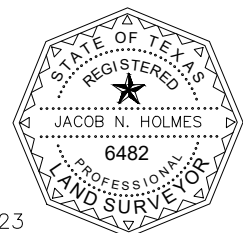
ERIC L. DAVIS ENGINEERING, INC.
 FIRM NO. 10194489
 401 PINSON ROAD
 Forney, Texas 75126
 972/564-0592 Fax 972/564-6523
 E-Mail ericdavis@eldengineering.com



PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS:
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, SHOWING ANY IMPROVEMENTS FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED AS TO BOUNDARY FOR THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

GF: GA-2335474 OF AGENTS NATIONAL TITLE INSURANCE COMPANY
 EFF: OCTOBER 2, 2023

Jacob N. Holmes
 JACOB HOLMES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6482



11/3/23

METES AND BOUNDS DESCRIPTION FOR

THE PROPERTY LOCATED AT 4824 BATON ROUGE, CITY OF HOUSTON, TEXAS, BEING A PORTION LOT 349, BLOCK 12 OF TRINITY GARDENS, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOL. 13, PG. 42 MAP RECORDS HARRIS COUNTY TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO 3SIXTEEN HOMES, LLC, RECORDED IN RP-2023-293823 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

PANEL NO.: 22033 EFFECTIVE DATE: 05-02-2008 FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'s ACCURACY.

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 - BUILDING LINES PER DEED RESTRICTIONS RECORDED IN VOL. 1301, PG. 454 DRHCT
 - PROPERTY AS SHOWN IS BASED ON BEST AVAILABLE EVIDENCE USING IRON PINS FOUND, POSSESSION, DEEDS AND TAX RECORDS.
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0.242 OF AN ACRE, BEING A PORTION LOT 349, BLOCK 12 OF TRINITY GARDENS, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOL. 13, PG. 42 MAP RECORDS HARRIS COUNTY TEXAS, BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO 3SIXTEEN HOMES, LLC, RECORDED IN RP-2023-293823 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "CBG SURVEYING" IN THE SOUTH LINE OF BATON ROUGE STREET (50' WIDE RIGHT-OF-WAY), FOR THE NORTHWEST CORNER OF SAID LOT 349, COMMON WITH THE NORTHEAST CORNER OF LOT 299, BLOCK 12 OF SAID TRINITY GARDENS ADDITION;

THENCE SOUTH 69°33'29" EAST, ALONG SAID SOUTH LINE OF BATON ROUGE STREET, COMMON WITH THE NORTH LINE OF SAID LOT 349, A DISTANCE OF 65.00 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "ELD ENG 10194489" FOR THE NORTHEAST CORNER OF SAID LOT 349, SAME BEING THE NORTHWEST CORNER OF LOT 350, BLOCK 12 OF SAID TRINITY GARDENS ADDITION;

THENCE SOUTH 02°40'07" EAST, ALONG THE COMMON LINE OF SAID LOT 349 AND LOT 350, A DISTANCE OF 176.67 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "CBG SURVEYING" IN SAME, FOR THE NORTHEAST CORNER OF A TRACT DESCRIBED IN A DEED TO HOUSTON LIGHTING AND POWER COMPANY, RECORDED IN VOLUME 3237, PAGE 121 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE NORTH 69°33'29" WEST, ACROSS SAID LOT 349, AND ALONG THE NORTH LINE OF SAID HOUSTON LIGHTING AND POWER COMPANY TRACT, 65.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "CBG SURVEYING" IN THE WEST LINE OF SAID LOT 349, COMMON WITH THE EAST LINE OF SAID LOT 299, AND FOR THE NORTHWEST CORNER OF SAID HOUSTON LIGHTING AND POWER COMPANY TRACT;

THENCE NORTH 02°40'07" WEST, ALONG THE COMMON LINE OF SAID LOT 349 AND LOT 299, A DISTANCE OF 176.67 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.242 OF AN ACRE, AS SURVEYED.


SURVEY FOR: AMERITEX HOMES PAGE 2 OF 2		
PROPERTY ADDRESS: 4824 BATON ROUGE		
SUBDIVISION - LOT, BLOCK TRINITY GARDENS- LOT 349, BLOCK 12		
DATE OF FIELD WORK: 10-30-2023	PROJECT NO.: AMH23-0227	DRAFTER: DM

ERIC L. DAVIS ENGINEERING, INC.
 FIRM NO. 10194489
 401 PINSON ROAD
 Forney, Texas 75126
 972/564-0592 Fax 972/564-6523
 E-Mail ericdavis@eldengineering.com



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