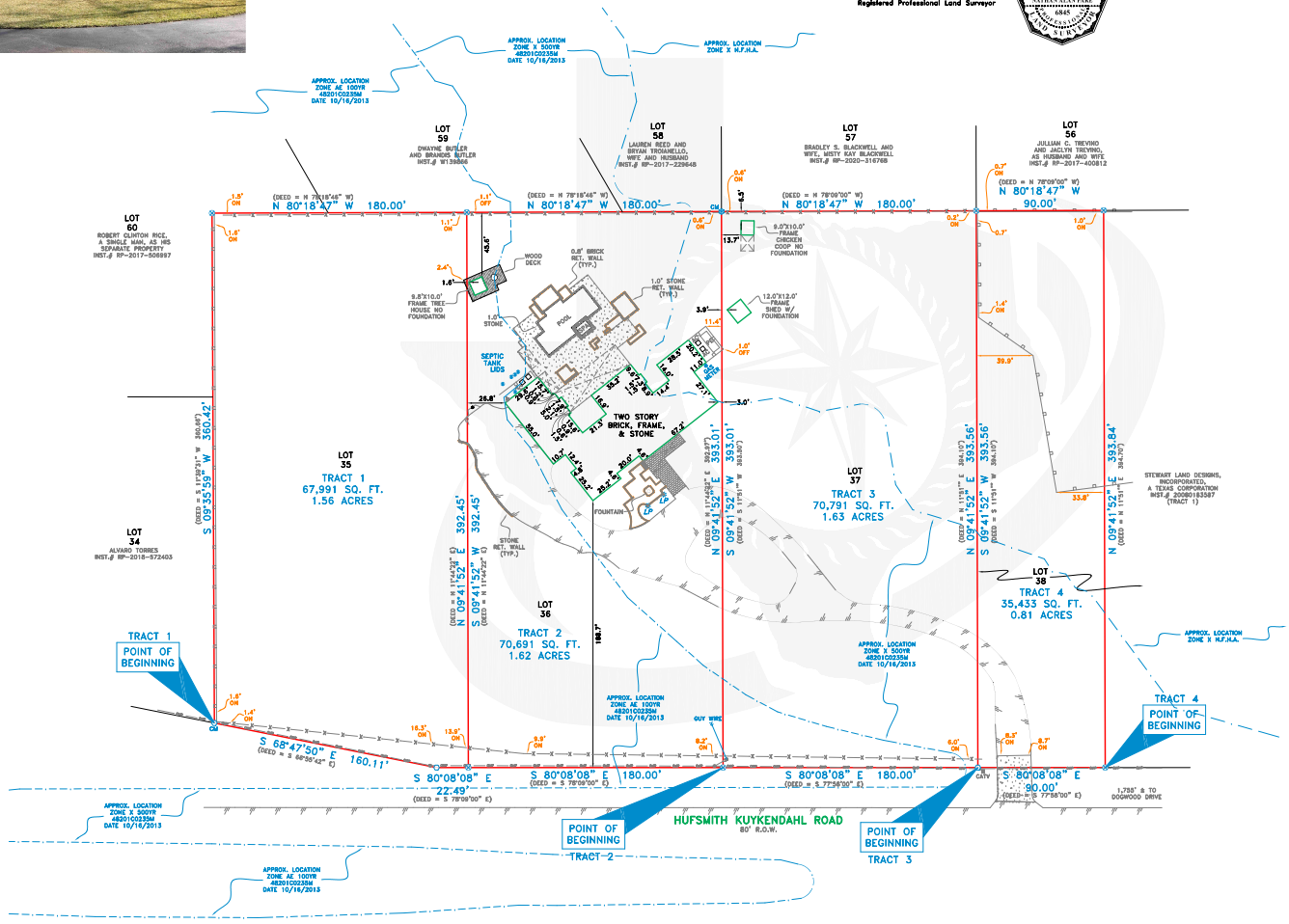
SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to the Client that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; 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. 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, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 9th day of February, 2022

Registered Professional Land Surveyor

NATHAN M. SIMPSON — 6065 — REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF TEXAS



8619 Hufsmith Kuykendahl Road

TRACT 1:

Being known as Lot 35, of SUBURBAN RANCHES, an unrecorded subdivision, situated in the Elizabeth Smith Survey, Abstract No. 70, Harris County, Texas, same being a tract (referred to as Tract 1), of land conveyed to Stephen D. Stewart and spouse, Melissa R. Stewart, by deed recorded in Instrument Number 20100035931, 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 Alvaro Torres, by deed recorded in Instrument Number RP-2018-572403, Official Public Records of Harris County, Texas, and lying along the South line of Hufsmith Kuykendahl Road (80 foot right-of-way);

THENCE South 09 degrees 35 minutes 59 seconds West, along the West line of said Torres tract, a distance of 360.42 feet to a 1/2 inch iron rod set stamped CBG Surveying for corner, said corner being an 'ell' corner of a tract of land conveyed to Robert Clinton Rice, a single man, as his separate property, by deed recorded in Instrument Number RP-2017-508997, official Public Records of Harris County, Texas;

THENCE North 80 degrees 18 minutes 47 seconds West, along a North line of said Rice tract, a distance of 180.00 feet to a 1/2 inch iron rod set stamped CBG Surveying for corner, said corner lying on the North line of a tract of land conveyed to Dwayne Butler and Brandis Butler, by deed recorded in Instrument Number W139866, Official Public Records of Harris County, Texas, and being the Southeast corner of said Stewart tract (referred to as Tract 2);

THENCE North 09 degrees 41 minutes 52 seconds East, along the East line of said Stewart tract (referred to as Tract 2), a distance of 392.45 feet to a 1/2 inch iron rod set stamped CBG Surveying for corner, said corner being the Northeast corner of said Stewart tract (referred to as Tract 2), and lying on the aforementioned South line of Hufsmith Kuykendahl Road;

THENCE South 80 degrees 08 minutes 08 seconds East, along the said South line of Hufsmith Kuykendahl Road, a distance of 22.49 feet to a 1 inch iron pipe found for corner;

THENCE South 68 degrees 47 minutes 50 seconds East, along the said South line of Hufsmith Kuykendahl Road, a distance of 160.11 feet to the POINT OF BEGINNING and containing 67,991 square feet or 1.56 acres of land.

TRACT 2:

Being known as Lot 36, of SUBURBAN RANCHES, an unrecorded subdivision, situated in the Elizabeth Smith Survey, Abstract No. 70, Harris County, Texas, same being a tract (referred to as Tract 2), of land conveyed to Stephen D. Stewart and spouse, Melissa R. Stewart, by deed recorded in Instrument Number 20100035931, 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 stamped CBG Surveying for corner, said corner being the Northeast corner of said Stewart tract (referred to as Tract 3), and lying along the South line of Hufsmith Kuykendahl Road (80 foot right-of-way);

THENCE South 80 degrees 08 minutes 08 seconds East, along the said South line of Hufsmith Kuykendahl Road, a distance of 180.00 feet to a 1/2 inch iron rod set stamped CBG Surveying for corner, said corner being the Northwest corner of said Stewart tract (referred to as Tract 1);

THENCE South 09 degrees 41 minutes 52 seconds West, along the West line of said Stewart tract (referred to as Tract 1), a distance of 392.45 feet to a 1/2 inch iron rod set stamped CBG Surveying for corner, said corner being the Southwest corner of said Stewart tract (referred to as Tract 1), and lying on the North line of a tract of land conveyed to Dwayne Butler and Brandis Butler, by deed recorded in Instrument Number W139866, Official Public Records of Harris County, Texas;

THENCE North 80 degrees 18 minutes 47 seconds West, along the said North line of Butler tract, a distance of 180.00 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Lauren Reed and Bryan Troianello, wife and husband, by deed recorded in Instrument Number RP-2017-229648, Official Public Records of Harris County, Texas, same being the Northeast corner of a tract of land conveyed to Bradley S. Blackwell and wife, Misty Kay Blackwell, by deed recorded in Instrument Number RP-2020-316788, Official Public Records of Harris County, Texas, and being the Southeast corner of said Stewart tract (referred to as Tract 3);

THENCE North 09 degrees 41 minutes 52 seconds East, along the East line of said Stewart tract (referred to as Tract 3), a distance of 393.01 feet to the POINT OF BEGINNING and containing 70,691 square feet or 1.62 acres of land.

TRACT 3:

Being known as Lot 37, of SUBURBAN RANCHES, an unrecorded subdivision, situated in the Elizabeth Smith Survey, Abstract No. 70, Harris County, Texas, same being a tract (referred to as Tract 3), of land conveyed to Stephen D. Stewart and spouse, Melissa R. Stewart, by deed recorded in Instrument Number 20100035931, 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 Northeast corner of said Stewart tract (referred to as Tract 4), and lying along the South line of Hufsmith Kuykendahl Road (80 foot right-of-way);

THENCE South 80 degrees 08 minutes 08 seconds East, along the said South line of Hufsmith Kuykendahl Road, a distance of 180.00 feet to a 1/2 inch iron rod set stamped CBG Surveying for corner, said corner being the Northwest corner of said Stewart tract (referred to as Tract 2);

THENCE South 09 degrees 41 minutes 52 seconds West, along the West line of said Stewart tract (referred to as Tract 2), a distance of 393.01 feet to a 5/8 for corner, said corner being the Southwest corner of said Stewart tract (referred to as Tract 2), same being the Northwest corner of a tract of land conveyed to Lauren Reed and Bryan Troianello, wife and husband, by deed recorded in Instrument Number RP-2017-229648, Official Public Records of Harris County, Texas, and being the Northeast corner of a tract of land conveyed to Bradley S. Blackwell and wife, Misty Kay Blackwell, by deed recorded in Instrument Number RP-2020-316788, Official Public Records of Harris County, Texas;

THENCE North 80 degrees 18 minutes 47 seconds West, along the North line of Blackwell tract, a distance of 180.00 feet to a 1/2 inch iron rod set stamped CBG Surveying for corner, said corner being the Northwest corner of said Blackwell tract, same being the Northeast corner of a tract of land conveyed to Julian C. Trevino and Jaclyn Trevino, as husband and wife, by deed recorded in Instrument Number RP-2017-400812, Official Public Records of Harris County, Texas, and being the Southeast corner of said Stewart tract (referred to as Tract 4);

THENCE North 09 degrees 41 minutes 52 seconds East, along the East line of said Stewart tract (referred to as Tract 4), a distance of 393.56 feet to the POINT OF BEGINNING and containing 70,791 square feet or 1.63 acres of land.

TRACT 4:

Being known as a portion of Lot 38, of SUBURBAN RANCHES, an unrecorded subdivision, situated in the Elizabeth Smith Survey, Abstract No. 70, Harris County, Texas, same being a tract (referred to as Tract 4), of land conveyed to Stephen D. Stewart and spouse, Melissa R. Stewart, by deed recorded in Instrument Number 20100035931, 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 stamped CBG Surveying for corner, said corner being the Northeast corner of a tract (referred to as Tract 1) of land conveyed to Stewart Land Designs, Incorporated, a Texas Corporation, by deed recorded in Instrument 20080183587, Official Public records of Harris County, Texas, and lying along the South line of Hufsmith Kuykendahl Road (80 foot right-of-way);

THENCE South 80 degrees 08 minutes 08 seconds East, along the said South line of Hufsmith Kuykendahl Road, a distance of 90.00 feet to a 1 inch iron pipe found for corner, said corner being the Northwest corner of said Stewart tract (referred to as Tract 3);

THENCE South 09 degrees 41 minutes 52 seconds West, along the West line of said Stewart tract (referred to as Tract 3), a distance of 393.56 feet to a 1/2 inch iron rod set stamped CBG Surveying for corner, said corner being the Southwest corner of said Stewart tract (referred to as Tract 3), same being the Northwest corner of a tract of land conveyed to Bradley S. Blackwell and wife, Misty Kay Blackwell, by deed recorded in Instrument Number RP-2020-316788, Official Public Records of Harris County, Texas and being the Northeast corner of a tract of land conveyed to Julian C. Trevino and Jaclyn Trevino, as husband and wife, by deed recorded in Instrument Number RP-2017-400812, Official Public Records of Harris County, Texas;

THENCE North 80 degrees 18 minutes 47 seconds West, along the North line of said Trevino tract, a distance of 90.00 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being the Southeast corner of said Stewart Land Designs, Incorporated tract (referred to as Tract 1);

THENCE North 09 degrees 41 minutes 52 seconds East, along the North line of said Stewart Land Designs, Incorporated tract (referred to as Tract 1), a distance of 393.84 feet to the POINT OF BEGINNING and containing 35,433 square feet or 0.81 acres of land.

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.

0 40 80 120

NOTE: According to the F.I.R.M. in Map No. 48201C0235M, this property does lie in Zone AE and, DOES lie within the 100 year flood zone, EXCEPT AS SHOWN.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

REVISIONS		
DATE	BY	NOTES

LEGEND

CM CONTROLLING MONUMENT; 1/2" IRON ROD FOUND; 1/2" IRON ROD SET; 1" IRON PIPE FOUND; 5/8" ROD FOUND; FENCE POST CORNER; "X" FOUND / SET; UNDERGROUND ELECTRIC; OVERHEAD ELECTRIC POWER POLE; + POINT FOR CORNER; GRAVEL/ROCK ROAD OR DRIVE; PE – POOL EQUIPMENT; COLUMN; AC – AIR CONDITIONING; FIRE HYDRANT; COVERED PORCH/DECK OR CARPORT; OHP OVERHEAD ELECTRIC SERVICE; OVERHEAD POWER LINE; CONCRETE PAVING; ASPHALT PAVING; CHAIN LINK FENCE; 0.8' BRICK RET. WALL; 0.8' WIRE TYPICAL BARBED WIRE; IRON FENCE; PIPE FENCE; DOUBLE SIDED WOOD FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	2/9/2022	2201973	N/A	CAJ

METES AND BOUNDS

ELIZABETH SMITH SURVEY, ABSTRACT NO. 70

HARRIS COUNTY, TEXAS

8619 HUFSMITH KUYKENDAHL ROAD