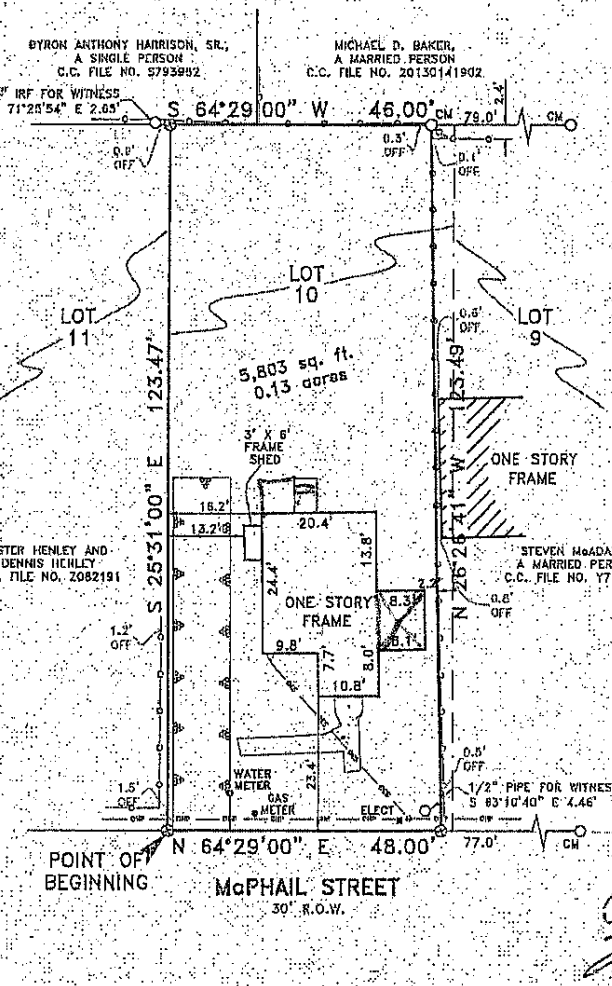
C.B.G. Surveying, Inc.

stewart title guaranty company

LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- 1" PIPE FOUND
- "X" FOUND/SET
- 60d NAIL FOUND
- TRANSFORMER PAD
- COLUMN
- UNDERGROUND ELECTRIC
- OHP — OVERHEAD ELECTRIC POWER
- OES — OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- 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
- CONCRETE
- COVERED AREA

EXCEPTIONS:



109 McPhail Street

Being the remainder of Lot 10, of the N.B. Anderson Addition, out of Outlot 126, in the Town of Tomball, Harris County, Texas, according to the map or plat thereof recorded in Volume 321, Page 44, of the Map Records of Harris County, Texas, and being a portion of an abandoned right-of-way South of said Lot 10, and being the same tract of land conveyed to Leldon B. Higgs, as his sole and separate property, by deed recorded in County Clerk's File No. 20110403240, of the Official Public Records of Harris County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner, said corner being in the Southwest line of McPhail Street (30 foot right-of-way) and being the Northwest corner of Lot 11 in said addition;

THENCE South 25 degrees 31 minutes 00 seconds East, along the Southwest line of said Lot 11, a distance of 123.47 feet to a 1/2 inch iron rod set for corner, said corner being in the Northwest line of a tract of land conveyed to Byron Anthony Harrison, Sr., a single person, by deed recorded in County Clerk's File No. S793952, of the Official Public Records of Harris County, Texas;

THENCE South 64 degrees 29 minutes 00 seconds West, along the Northwest line of said Harrison tract and continuing along the Northwest line of a tract of land conveyed to Michael D. Baker, a married person, by deed recorded in County Clerk's File No. 20130141902, of the Official Public Records of Harris County, Texas, a distance of 46.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of a tract of land conveyed to Steven McAdams, a married person, by deed recorded in County Clerk's File No. Y718495, of the Official Public Records of Harris County, Texas;

THENCE North 26 degrees 26 minutes 41 seconds West, along the Northeast line of said McAdams tract, a distance of 123.49 feet to a 1/2 inch iron rod set for corner, said corner being in the Southeast line of said McPhail Street;

THENCE North 64 degrees 29 minutes 00 seconds East, along the Southeast line of said McPhail Street, a distance of 48.00 feet to the POINT OF BEGINNING and containing 5,803 square feet or 0.13 acre tract of land.

3/8/2022

20' 10' 0 20' 40'

SCALE: 1" = 20'

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48201C0230 L, 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 Stewart Title Guaranty 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 projections on the ground.

Accepted by: _____
Date: _____ Purchaser _____
Purchaser _____

Drawn By: CARLOS
Scale: 1" = 20'
Date: 09/11/13
GF NO.: 1320171028
Job/No. 1305987-1

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