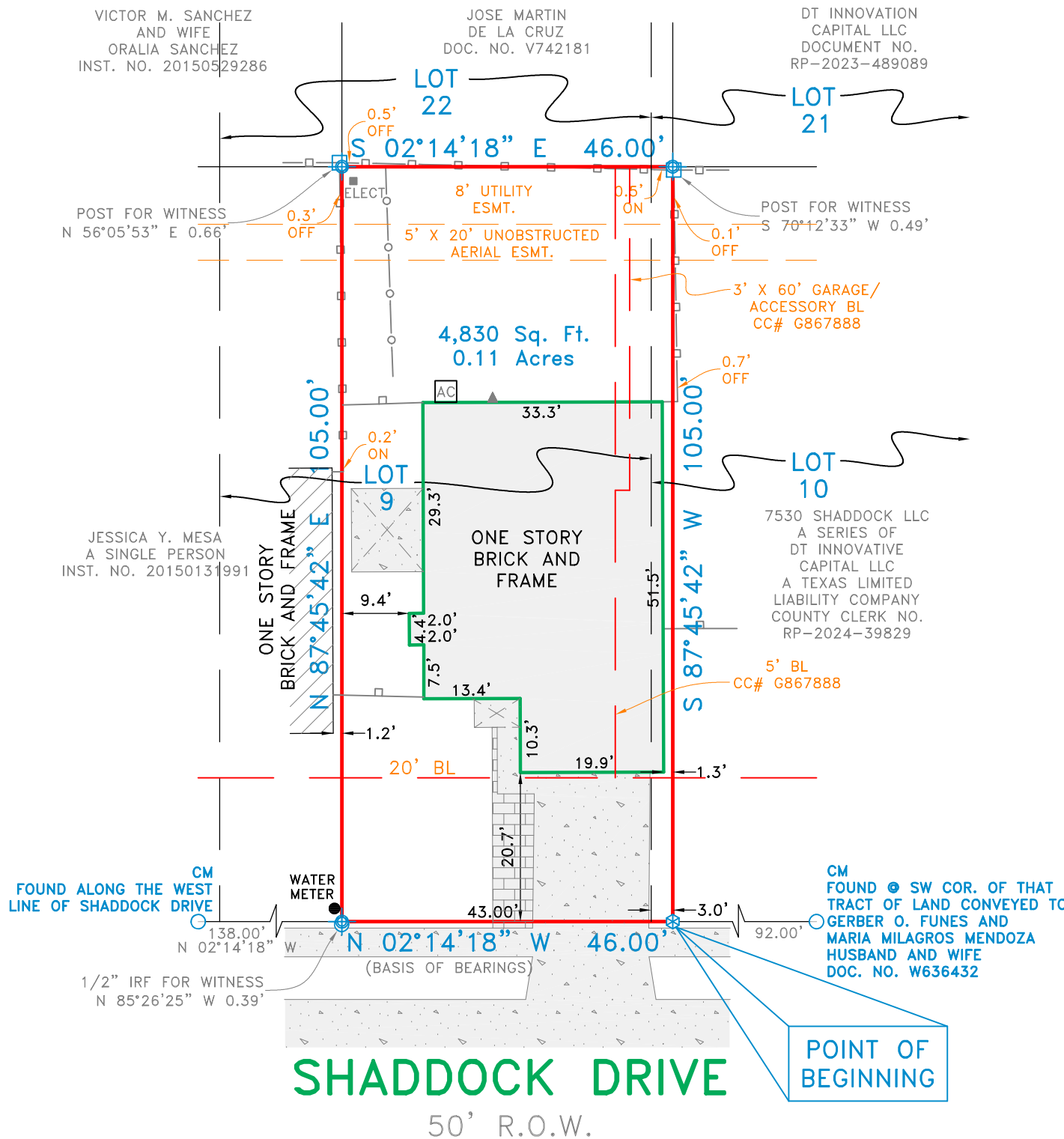


LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊙ POINT FOR CORNER
- ⊗ 5/8" ROD FOUND
- FENCE POST FOR WITNESS
- CM CONTROLLING MONUMENT
- T TRANSFORMER PAD
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- COLUMN
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- POWER POLE
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- DOUBLE SIDED WOOD FENCE
- IRON FENCE
- ⊗ BARBED WIRE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- STONE
- CONCRETE
- COVERED AREA
- BRICK



7534 Shaddock Drive

Being the South 43 feet of Lot 9 and the North 3 feet of Lot 10, Block 6, Chimney Hill, Section 3, an Addition to Harris County, Texas, according to the Map or Plat thereof, recorded in Volume 300, Page 119, Map Records, Harris County, Texas, same being that tract of land conveyed to Mary E. Pariza, by deed recorded in Document No. RP-2024-310794, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows;

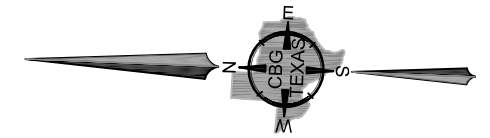
BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to 7530 Shaddock LLC, a Series of DT Innovative Capital LLC, a Texas Limited Liability Company, by deed recorded in Document No. RP-2024-39829, Official Public Records of Harris County, Texas, and being along the East line of Shaddock Drive (50 foot right-of-way);

THENCE North 02 degrees 14 minutes 18 seconds West, along the East line of said Shaddock Drive, a distance of 46.00 feet to a point for corner, said corner being the Southwest corner of that tract of land conveyed to Jessica Y. Mesa, a single person, by deed recorded in Instrument No. 20150131991, Official Public Records of Harris County, Texas, from which a 1/2 inch rod found bears North 85 degrees 26 minutes 25 seconds West, a distance of 0.39 feet for witness;

THENCE North 87 degrees 45 minutes 42 seconds East, along the South line of said Mesa tract, a distance of 105.00 feet to a point for corner, said corner being the Southeast corner of said Mesa tract, and being the Southwest corner of that tract of land conveyed to Victor M. Sanchez and wife Oralia Sanchez, by deed recorded in Instrument No. 20150529286, Official Public records of Harris County, Texas, and being the Northwest corner of that tract of land conveyed to Jose Martin de la Cruz, by deed recorded in Document No. V742181, Deed Records of Harris County, Texas, from which a fence post found bears North 56 degrees 05 minutes 53 seconds East, a distance of 0.66 feet for witness;

THENCE South 02 degrees 14 minutes 18 seconds East, along the West line of said Cruz tract, a distance of 46.00 feet to a point for corner, said corner being the Southwest corner of said Cruz tract, and being the Northwest corner of that tract of land conveyed to DT Innovation Capital LLC, by deed recorded in Document No. RP-2023-489089, Official Public Records of Harris County, Texas, and being the Northeast corner of said Shaddock tract, from which a fence post found bears South 70 degrees 12 minutes 33 seconds West, a distance of 0.49 feet for witness;

THENCE South 87 degrees 45 minutes 42 seconds West, along the North line of said Shaddock tract, a distance of 105.00 feet the POINT OF BEGINNING and containing 4,830 square feet or 0.11 acres of land.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Ghrist Law 6201, in connection with the transaction described in G.F. 8992-25-64187 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 21st day of November, 2025

Bryan Connally
Registered Professional Land Surveyor



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 300, PG. 119, CC#'S G867888, G878288, L421929, L430489, M134021, M743488, U790219, V559598, W365134, W749786, X164107, X624898, X624899, X624900, X703668, Y019277, 20100036353, 20100036354, 20100139293, 20100139294, 20100139295, 20100172477, 20130608376, 20130630425, 20130643268, RP-2019-137714, RP-2019-179707, RP-2021-526264, RP-2022-50127 and RP-2022-496766.

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

NOTES:
Bearings, easements and building lines are by recorded plat unless otherwise noted.

FLOOD NOTE: According to the F.I.R.M. No. 48201C0440N, this property does lie in Zone X and does not lie within the 100 year flood zone.

Accepted by: _____
Date: _____ Purchaser

Drawn By: _____ OR _____
Scale: 1" = 20'
Date: 11/21/25
GF NO.: SEE CERT.
Job No. 3957

CBG
SURVEYING TEXAS LLC
1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtllc.com

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