

**LEGEND**

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

**EXCEPTIONS:**

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 998, PG. 230, VOL. 1055, PG. 356, VOL. 1055, PG. 358, VOL. 1056, PG. 485, C.F. NOS. M298805, M798883

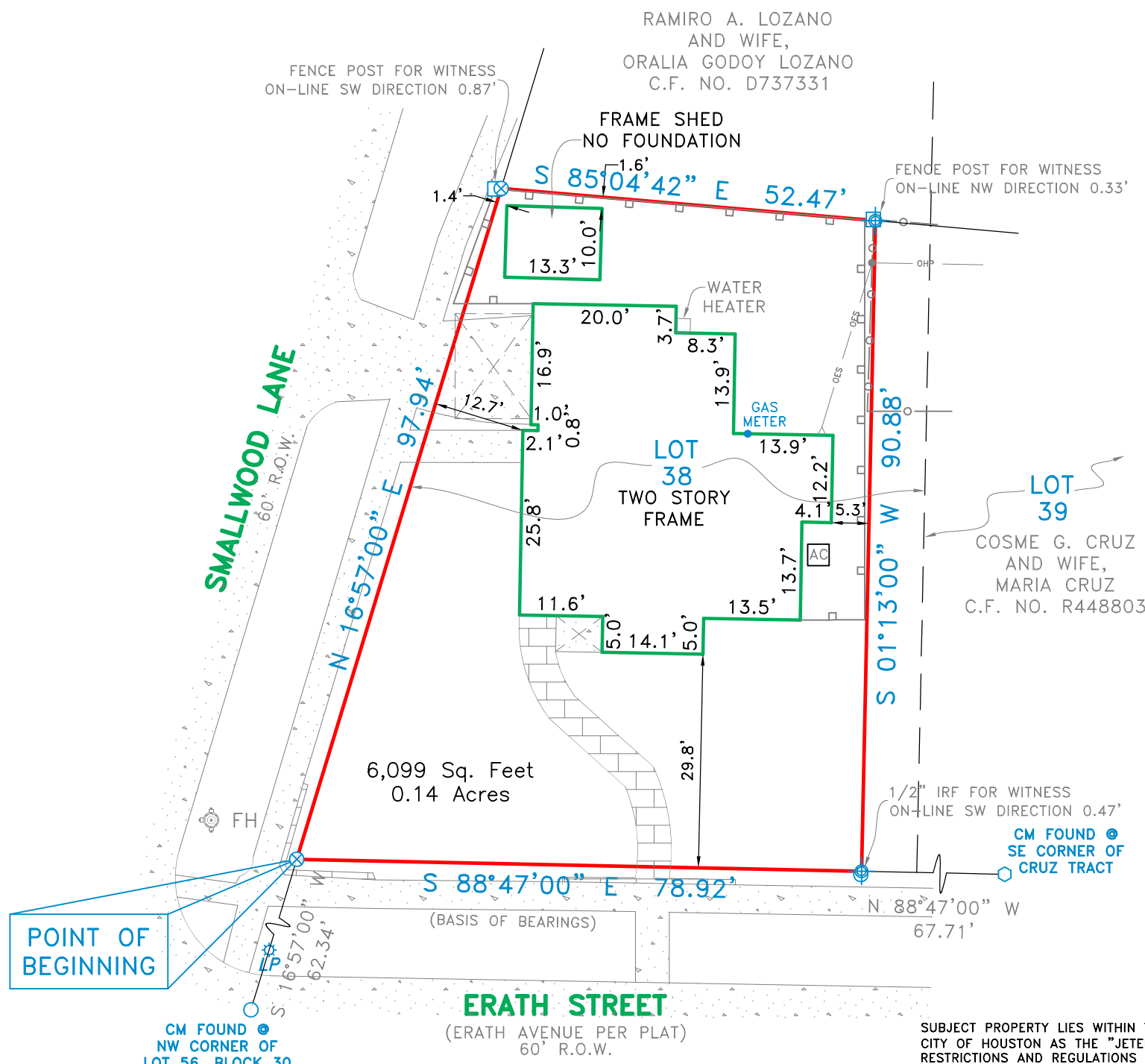
**NOTES:**  
 BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
 FLOOD NOTE: According to the F.I.R.M. No. 48201C0885N, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by First American Title 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.

Accepted by: \_\_\_\_\_  
 Date: \_\_\_\_\_ Purchaser  
 \_\_\_\_\_ Purchaser

Drawn By: JA  
 Scale: 1" = 20'  
 Date: 11/05/19  
 GF NO.: 2447249-H015  
 Job No. 1921676

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**7409 Erath Street**

Being a portion of Lot 38, Block 20, of Mason Park, Section "A", an Addition to the City of Houston, Harris County, Texas, according to the Plat thereof recorded in Volume 998, Pages 230-232, Deed Records, Harris County, Texas, same being that tract of land conveyed to Evan Morris, a married person, by deed recorded in Document No. 20150186379, Official Public Records, Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the intersection of the North line of Erath Street (60 foot right-of-way), and being along the East line of Smallwood Lane (60 foot right-of-way), from which a 1/2 inch iron rod found for witness bears South 16 degrees 57 minutes 00 seconds West, a distance of 62.34 feet, said rod being the Northwest corner of Lot 56, Block 30 of said Addition;

THENCE North 16 degrees 57 minutes 00 seconds East, along the East line of said Smallwood Lane, a distance of 97.94 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of that tract of land conveyed to Ramiro A. Lozano and wife, Oralia Godoy Lozano, by deed recorded in Clerk's File No. D737331, Official Public Records, Harris County, Texas, from which a fence post found on-line for witness bears in a Southwesterly direction, a distance of 0.87 feet;

THENCE South 85 degrees 04 minutes 42 seconds East, along the South line of said Lozano tract, a distance of 52.47 feet to a point for corner, said corner being the Southeast corner of said Lozano tract, and being the Northwest corner of that tract of land conveyed to Cosme G. Cruz and wife, Maria Cruz, by deed recorded in Clerk's File No. R448803, Official Public Records, Harris County, Texas, from which a fence post found on-line for witness bears in a Northwesterly direction, a distance of 0.33 feet;

THENCE South 01 degrees 13 minutes 00 seconds West, along the West line of said Cruz tract, a distance of 90.88 feet to a point for corner, said corner being the Southwest corner of said Cruz tract, and being along said North line of Erath Street, from which a 1/2 inch iron rod found on-line for witness bears in a Southwesterly direction, a distance of 0.47 feet;

THENCE North 88 degrees 47 minutes 00 seconds East, along said North line of Erath Street, a distance of 78.92 feet to the POINT OF BEGINNING and containing 6,099 square feet or 0.14 acres of land.

SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AND ZONED BY THE CITY OF HOUSTON AS THE "JETERO AIRPORT SITE" AND IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS IMPOSED BY ORDINANCE OF THE CITY OF HOUSTON, A CERTIFIED COPY OF WHICH IS RECORDED IN VOLUME 4184, PAGE 518, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS, AND BY AMENDMENTS THERETO, CERTIFIED COPIES OF WHICH ARE RECORDED IN VOLUME 4897, PAGE 67, VOLUME 5448, PG. 421, ALL OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND FILED FOR RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO(S). J040968 AND 20080598601

