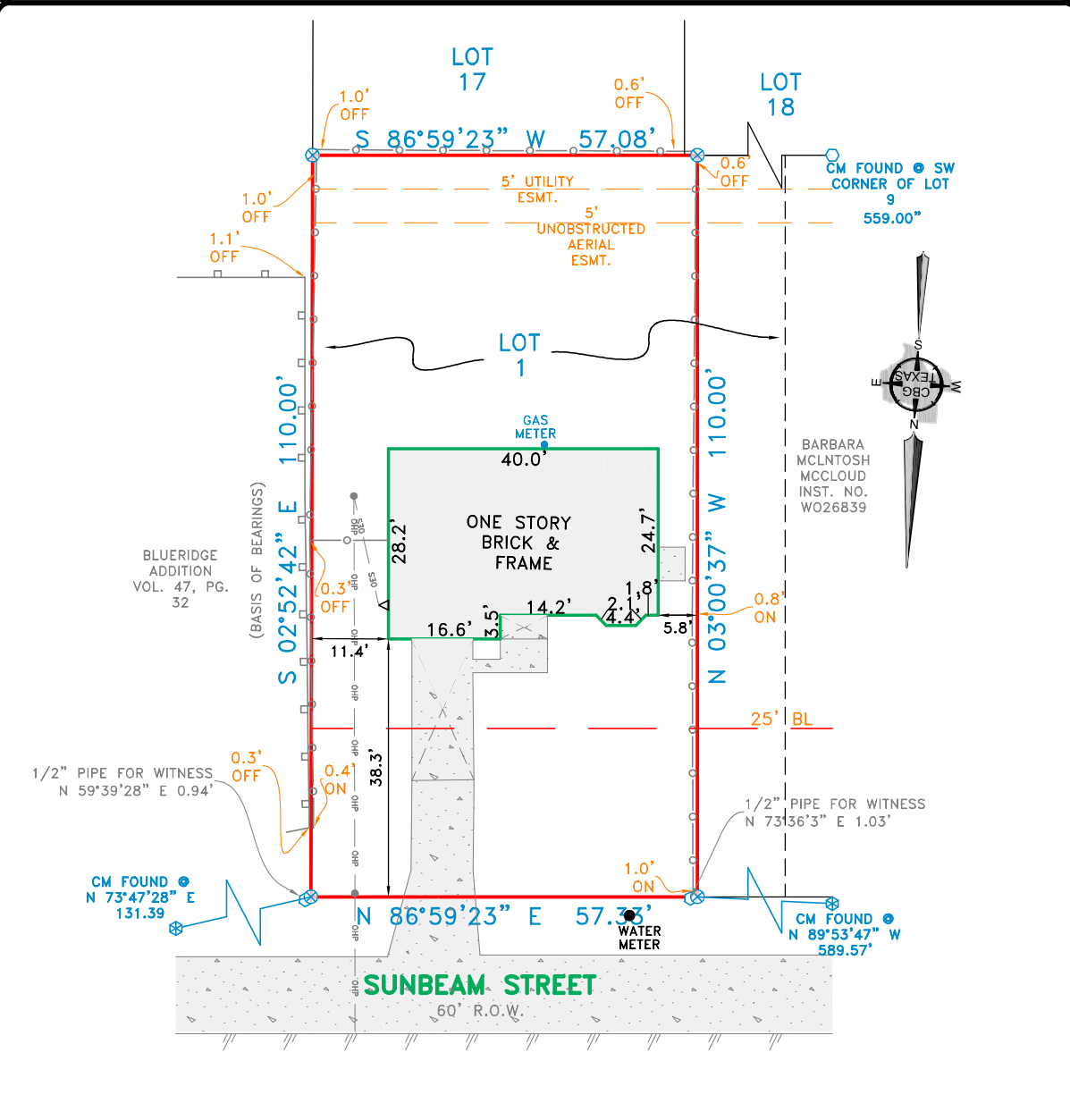


3138 Sunbeam Street

Lot One (1), LESS West 13 feet in Block Twenty (20) of REEDWOODS, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 42, Page 71 of the Map Records of Harris County, Texas,

LEGEND			
○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER	TE TRANSFORMER PAD	LP LIGHT POLE
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT	TELE TELEPHONE PEDESTAL	● POWER POLE
⊗ 5/8 ROD FOUND	AC AIR CONDITIONER	▲ UNDERGROUND ELECTRIC	BL BUILDING LINE
⊗ "X" FOUND/SET	PE POOL EQUIPMENT	△ OVERHEAD ELECTRIC	AE AERIAL EASEMENT
⊗ MAG NAIL FOUND			IRON FENCE
⊕ POINT FOR CORNER			UE UTILITY EASEMENT
■ COLUMN			○ CHAIN LINK
			—OHP OVERHEAD ELECTRIC POWER
			—OES OVERHEAD ELECTRIC SERVICE
			— WOOD FENCE 0.5' WIDE TYPICAL
			/// PIPE FENCE
			▭ WOOD DECK
			▭ EDGE OF ASPHALT
			▭ EDGE OF GRAVEL
			▭ CONCRETE
			▭ COVERED AREA
			▭ BRICK
			▭ STONE



EXCEPTIONS:

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.

Accepted by: _____
 Purchaser

Date: _____
 Purchaser

NOTES:

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

FLOOD NOTE: According to the F.I.R.M. No. 48201C0870M, 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 The Client. 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.

Drawn By: HRH

Scale: 1" = 20'

Date: 11/25/25

GF No.: N/A

Job No.: 4193

CBG
 SURVEYING TEXAS LLC

419 Century Plaza Dr., Ste. 210
 Houston, TX 77073
 P 214.349.9485
 F 214.349.2216
 Firm No. 10194280
 www.cbgtxl.com

