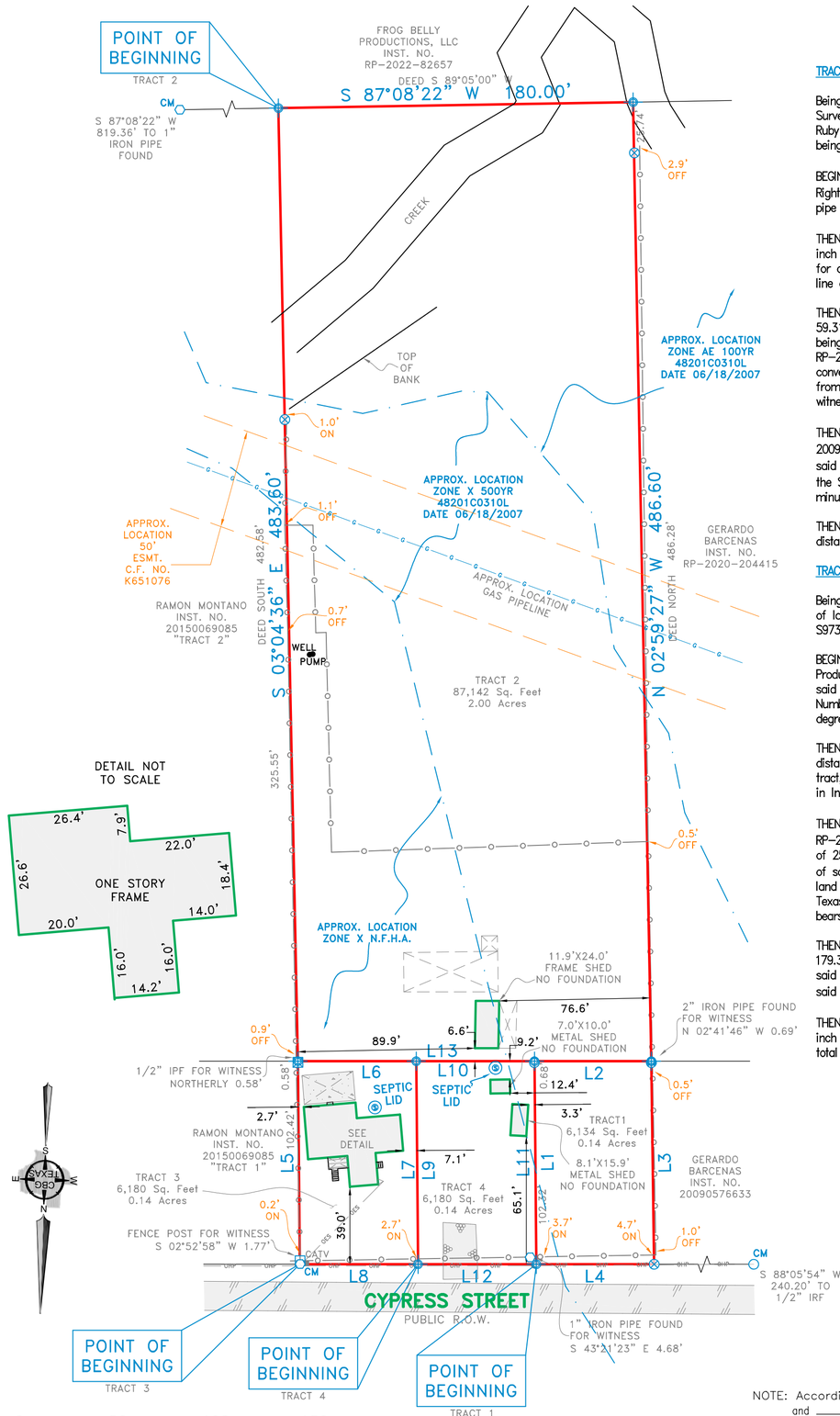

BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN INST. NO. K651076

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

178 Cypress Street

TRACT 1

Being Lot 180, of River Terrace, an unrecorded subdivision, same being a tract of land situated in the James H. Isbell Survey, Abstract No. 478, Harris County, Texas, same being that tract of land conveyed to Wendell L. Jackson and wife, Ruby L. Jackson "Tract I", by deed recorded in Instrument Number S973311, Deed Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being along the South Right-of-Way line of Cypress Street (public Right-of-Way), same said corner being the Northwest corner of said Jackson tract "Tract IV", from which a 1 inch iron pipe found bears South 43 degrees 21 minutes 23 seconds East, a distance of 4.68 feet for witness;

THENCE South 02 degrees 25 minutes 26 seconds East, along the West line of said Jackson tract "Tract IV", passing a 1/2 inch iron rod found for reference at a distance of 102.32 feet, continuing for a total distance of 103.00 feet to a point for corner, said corner being Southwest corner of said Jackson tract "Tract IV", same said corner being along the North line of said Jackson tract "Tract II";

THENCE South 88 degrees 05 minutes 54 seconds West, along the North line of said Jackson tract "Tract II", a distance of 59.31 feet to a point for corner, said corner being the Northwest corner of said Jackson tract "Tract II", same said corner being the Northeast corner of that tract of land conveyed to Gerardo Barcenas, by deed recorded in Instrument Number RP-2020-204415, Deed Records of Harris County, Texas, same said corner being the Southeast corner of that tract of land conveyed to Gerardo Barcenas, by deed recorded in Instrument Number 20090576633, Deed records of Harris County, Texas, from which a 2 inch iron pipe found bears North 02 degrees 41 minutes 46 seconds West, a distance of 0.69 feet for witness;

THENCE North 02 degrees 41 minutes 46 seconds West, along the East line of said Barcenas tract (Instrument Number 20090576633), a distance of 103.01 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner, said corner being the Northeast corner of said Barcenas tract (Instrument Number 20090576633), said corner being along the South Right-of-Way line of said Cypress Street, from which a 1/2 inch iron rod found bears South 88 degrees 05 minutes 54 seconds West, a distance of 240.20 feet for witness;

THENCE North 88 degrees 05 minutes 54 seconds East, along the South Right-of-Way line of said Cypress Street, a distance of 59.80 feet to POINT OF BEGINNING and containing 6,134 square feet or 0.14 acres of land.

TRACT 2

Being a tract of land situated in the James H. Isbell Survey, Abstract No. 478, Harris County, Texas, same being that tract of land conveyed to Wendell L. Jackson and wife, Ruby L. Jackson "Tract II", by deed recorded in Instrument Number S973311, Deed Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being along the North line of that tract of land conveyed to Frog Belly Productions, LLC, by deed recorded in Instrument Number RP-2022-82657, Deed Records of Harris County, Texas, same said corner being the Southwest corner of that tract of land conveyed to Ramon Montano, by deed recorded in Instrument Number 2015069085 "Tract 2", Deed Records of Harris County, Texas, from which a 1 inch iron pipe found bears South 87 degrees 08 minutes 22 seconds West, a distance of 819.36 feet for witness;

THENCE South 87 degrees 08 minutes 22 seconds West, along the North line of said Frog Belly Productions, LLC tract, a distance of 180.00 feet to a point for corner, said corner being along the North line of said Frog Belly Productions, LLC tract, same said corner being the Southeast corner of that tract of land conveyed to Gerardo Barcenas, by deed recorded in Instrument Number RP-2020-204415, Deed Records of Harris County, Texas;

THENCE North 02 degrees 59 minutes 27 seconds West, along the East line of said Barcenas tract (Instrument Number RP-2020-204415), passing a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for reference at a distance of 25.74 feet, continuing for a total distance of 486.60 feet to a point for corner, said corner being the Northeast corner of said Barcenas tract (Instrument Number RP-2020-204415), same said corner being Southeast corner of that tract of land conveyed to Gerardo Barcenas, by deed recorded in Instrument Number 20090576633, Deed records of Harris County, Texas, same said corner being the Southwest corner of said Jackson tract "Tract I", from which a 2 inch iron pipe found bears North 02 degrees 41 minutes 46 seconds West, a distance of 0.69 feet for witness;

THENCE North 88 degrees 05 minutes 54 seconds East, along the South line of said Jackson tract "Tract I", a distance of 179.31 feet to a point for corner for corner, said corner being the Southeast corner of said Jackson tract "Tract III", same said corner being the Southwest corner of said Montano tract "Tract 1", same said corner being the Northwest corner of said Montano tract "Tract 2", from which a 1/2 iron pipe found bears Northerly, a distance of 0.58 feet for witness;

THENCE South 03 degrees 04 minutes 36 seconds East, along the West line of said Montano tract "Tract 2", passing a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for reference at a distance of 482.58 feet, continuing for a total distance of 483.60 feet to POINT OF BEGINNING and containing 87,142 square feet or 2.00 acres of land.

LINE	BEARING	DEED	DISTANCE	DEED
L1	S 02°25'26" E	SOUTH	103.00'	
L2	S 88°05'54" W	WEST	59.31'	
L3	N 02°41'46" W	NORTH	103.01'	
L4	N 88°05'54" E	EAST	59.80'	
L5	S 02°25'26" E	SOUTH	103.00'	
L6	S 88°05'54" W	WEST	60.00'	
L7	N 02°25'26" W	NORTH	103.00'	
L8	N 88°05'54" E	EAST	60.00'	
L9	S 02°25'26" E	SOUTH	103.00'	
L10	S 88°05'54" W	WEST	60.00'	
L11	N 02°25'26" W	NORTH	103.00'	
L12	N 88°05'54" E	EAST	60.00'	
L13	N 88°05'54" E	N 89°58'00" E	179.31'	180.00'

178 Cypress Street

TRACT 3

Being Lot 178, of River Terrace, an unrecorded subdivision, same being a tract of land situated in the James H. Isbell Survey, Abstract No. 478, Harris County, Texas, same being a tract of land conveyed to Wendell L. Jackson and wife, Ruby L. Jackson "Tract III", by deed recorded in Instrument Number S973311, Deed 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 along the South Right-of-Way line of Cypress Road (public Right-of-Way), same said corner being the Northwest corner of that tract of land conveyed to Ramon Montano, by deed recorded in Instrument Number 2015069085 "Tract 1", Deed Records of Harris County, Texas, from which a fence post bears South 02 degrees 52 minutes 58 seconds West, a distance of 1.77 feet for witness;

THENCE South 02 degrees 25 minutes 26 seconds East, along the West line of said Montano tract "Tract 2", passing a 1/2 inch iron pipe found for reference at a distance of 102.42 feet, continuing for a total distance of 103.00 feet to a point for corner, said corner being the Southwest corner of said Montano tract "Tract 2", same said corner being the Northwest corner of said Montano tract "Tract 1", same said corner being the Northeast corner of said Jackson tract "tract II";

THENCE South 88 degrees 05 minutes 54 seconds West, along the North line of said Jackson tract "Tract II", a distance of 60.00 feet to a point for corner, said corner being along the North line of said Jackson tract "Tract II", same said corner being the Southeast corner of said Jackson tract "Tract IV";

THENCE North 02 degrees 25 minutes 26 seconds West, along the East line of said Jackson tract "Tract IV", a distance of 103.00 feet to a point for corner, said corner being the Northeast corner of said Jackson tract "Tract IV", same said corner being along the South Right-of-Way line of said Cypress Street"

THENCE North 88 degrees 05 minutes 54 seconds East, along the South Right-of-Way line of said Cypress Street, a distance of 60.00 feet to POINT OF BEGINNING and containing 6,180 square feet or 0.14 acres of land.

TRACT 4

Being Lot 179, of River Terrace, an unrecorded subdivision, same being a tract of land situated in the James H. Isbell Survey, Abstract No. 478, Harris County, Texas, same being a tract of land conveyed to Wendell L. Jackson and wife, Ruby L. Jackson "Tract IV", by deed recorded in Instrument Number S973311, Deed Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being along the South Right-of-Way line of Cypress Road (public Right-of-Way), same said corner being the Northwest corner of said Jackson tract "Tract III";

THENCE South 02 degrees 25 minutes 26 seconds East, along the West line of said Jackson tract "Tract III", a distance of 103.00 feet to a point for corner, said corner being Southwest corner of said Jackson tract "Tract III", same said corner being along the North line of said Jackson tract "Tract II";

THENCE South 88 degrees 05 minutes 54 seconds West, along the North line of said Jackson tract "Tract II", a distance of 60.00 feet to a point for corner, said corner being along the North line of said Jackson tract "Tract II", same said corner being the Southeast corner of said Jackson tract "Tract I";

THENCE North 02 degrees 25 minutes 26 seconds West, along the East line of said Jackson tract "Tract I", passing a 1/2 inch iron rod found for reference at a distance of 0.68 feet, continuing for a total distance of 103.00 feet to a point for corner, said corner being the Northeast corner of said Jackson tract "Tract I", same said corner being along the South Right-of-Way line of said Cypress Street, from which a 1 inch iron pipe found bears South 43 degrees 21 minutes 23 seconds East, a distance of 4.68 feet for witness;

THENCE North 88 degrees 05 minutes 54 seconds East, along the South Right-of-Way line of said Cypress Street, a distance of 60.00 feet to POINT OF BEGINNING and containing 6,180 square feet or 0.14 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Ohm Springs Inc. (DBA Acre Vault) and Acre Vault, in connection with the transaction described in G.F. TXFR1112 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 10th day of June, 2026

Registered Professional Land Surveyor

STATE OF TEXAS REGISTERED CHRIS J. BROUSSARD 6107 PROFESSIONAL LAND SURVEYOR

NOTE: According to the F.I.R.M. in Map No. 48201C0310L ,this property does lie in Zone AE 100YR 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
FENCE POST CORNER
1/2" IRON PIPE FOUND
5/8" ROD FOUND
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC POWER POLE
PE - POOL EQUIPMENT
COLUMN
AC - AIR CONDITIONING
FIRE HYDRANT
OES - OES
OHP - OHP
2" IRON PIPE FOUND
POINT FOR CORNER
GRAVEL/ROCK ROAD OR DRIVE
ASPHALT PAVING
CHAIN LINK FENCE
WOOD FENCE
0.5' WIDE TYPICAL BARBED WIRE
IRON FENCE
PIPE FENCE
COVERED PORCH,DECK OR CARPORT
OVERHEAD ELECTRIC SERVICE
OVERHEAD POWER LINE
CONCRETE PAVING
DOUBLE SIDED WOOD FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	06/10/26	23001	SEE CERT.	SG

METES & BOUNDS SURVEY

JAMES H. ISBELL SURVEY, ABSTRACT NO. 478

CITY OF HUFFMAN, HARRIS COUNTY, TEXAS

178 CYPRESS STREET