

100 North Hargrave Avenue

Being a part or portion of a tract of land called Outlot 45, Lot 2, and Lot 11, Outlot 28 of Townsite of Pasadena, a subdivision recorded in Volume 93, Page 21, Map Records of Harris County, Texas, being the same tract of land conveyed to Fred Young, Jr. and Priscilla Young, per Harris County Appraisal District information recorded under Property ID 028174000029 of Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being the Northwest corner of that tract of land conveyed to Fred Young, Jr., by deed recorded in County Clerk's File No. E478127, Deed Records of Harris County, Texas said corner being along the East line of North Hargrave Avenue (60 foot R.O.W.);

THENCE North 02 degrees 09 minutes 34 seconds West, along the East line of said North Hargrave Avenue, a distance of 152.50 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being along the East line of said North Hargrave Avenue, and being along the Southwest line of Vince Bayou in Harris County, Texas;

THENCE South 44 degrees 26 minutes 31 seconds East, along the Southwest line of said Vince Bayou, a distance of 206.13 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being along the Southwest line of aforesaid Vince Bayou, and being the Northwest corner of that tract of land conveyed to the Harris County Flood Control District, by deed recorded in Volume 6367, Page 59, Deed Records of Harris County, Texas, also being the Northeast corner of said Young Tract (E478127), from which a 1/2 inch iron rod found for witness at the Northwest corner of that tract of land conveyed to Miguel Garcia, a married man and Lorenzo Garcia, a married man, by deed recorded in County Clerk's File No. RP-2017-239317, Deed Records of Harris County, Texas, bears South 50 degrees 31 minutes 51 seconds East, a distance of 211.41 feet, and from which an "X" found for witness at the Southeast corner of said Garcia Tract, bears South 37 degrees 10 minutes 13 seconds East, a distance of 345.14 feet, also from which a 5/8 inch iron rod found for witness at the Southwest corner of said Garcia Tract, bears South 31 degrees 21 minutes 51 seconds East, a distance of 323.86 feet;

THENCE South 87 degrees 50 minutes 26 seconds West, along the North line of said Young Tract (E478127), a distance of 138.68 feet to the POINT OF BEGINNING and containing 10.574 square feet or 0.24 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Alamo Title that, (a) this survey and the property description set forth herein 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 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 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 13th day of August, 2026



Bryan Connolly
Registered Professional Land Surveyor

NOTE: According to the F.L.S.M. in Map No. 48201C0905N, this property does lie in Zone 14E.

and DOES lie within the 100 year flood zone.

LEGEND	
CH CONTROLLING MONUMENT	ASPHALT PAVING
1/2" IRON ROD FOUND	CHAIN LINK FENCE
1" IRON PIPE FOUND	0.5" WIDE TYPICAL
1" FENCE POST FOUND	IRON FENCE
5/8" IRON ROD FOUND	PPE FENCE
OVERHEAD ELECTRIC	COVERED PORCH/DECK OR CARPORT
UNDERGROUND ELECTRIC	OVERHEAD POWER LINE
POWER POLE	CONCRETE PAVING
POINT FOR CORNER	DOUBLE SEED
GRAVEL/ROCK ROAD OR DRIVE	WOOD FENCE

REVISIONS	
DATE	NOTES

NOTES:
1. All measurements and building lines are by recorded plat unless otherwise noted.
2. This survey is made in conjunction with the information provided by the client, CBG Surveying, Texas, and the existence of easements, restrictive covenants or other encumbrances.
3. NO DEED FOUND AT TIME OF SURVEY
NOTE: BEARINGS SHOWN ARE BASED ON MAG 83 TEXAS SOUTH CENTRAL ZONE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	08/13/2026	27711	N/A	KAD

METES & BOUNDS SURVEY
LOT/BLOCK 45, LOT/BLOCK 11,
OUTLOT 28, TOWNSITE OF PASADENA
CITY OF PASADENA, HARRIS COUNTY, TEXAS
100 NORTH HARGRAVE AVENUE