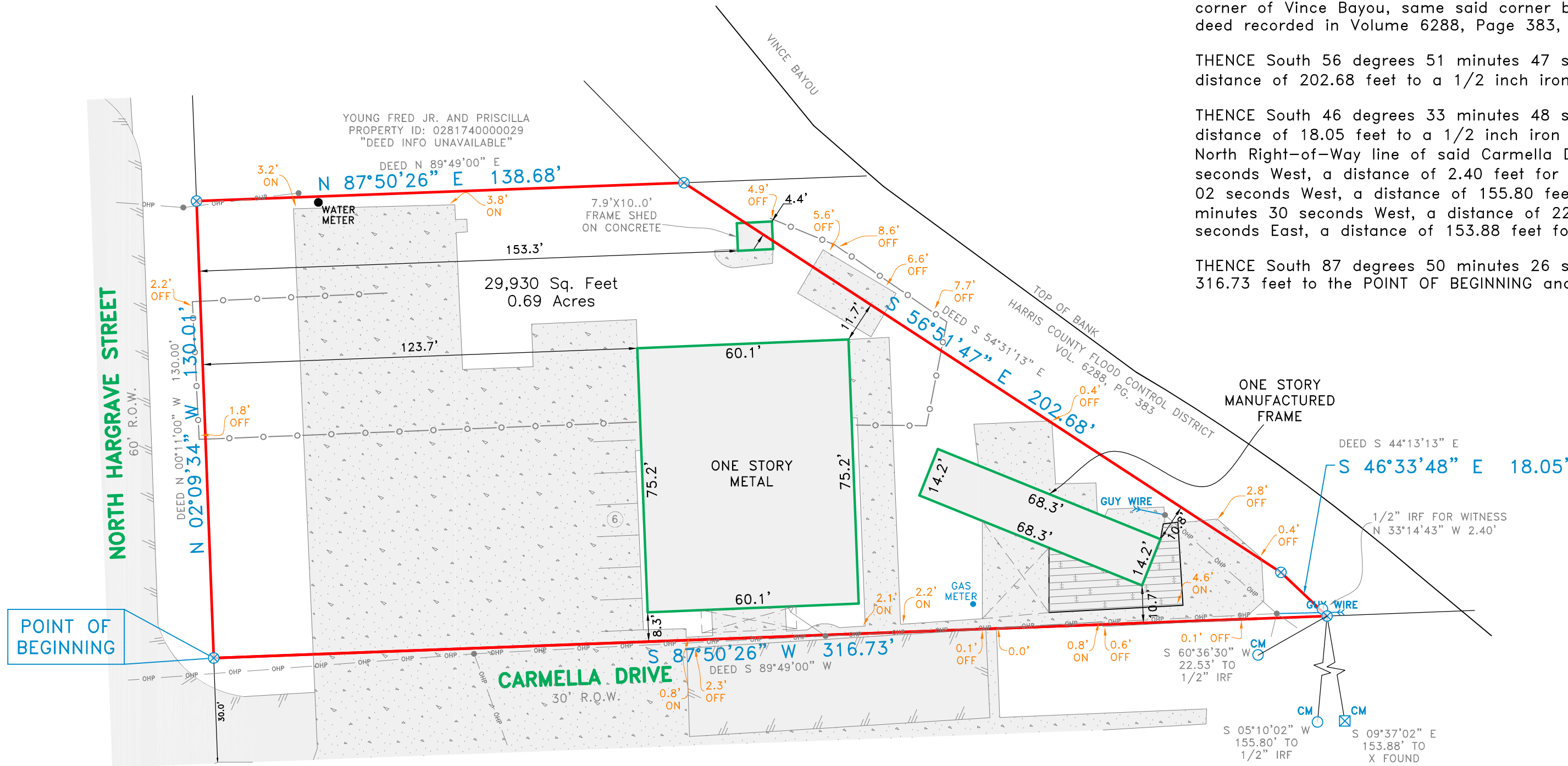
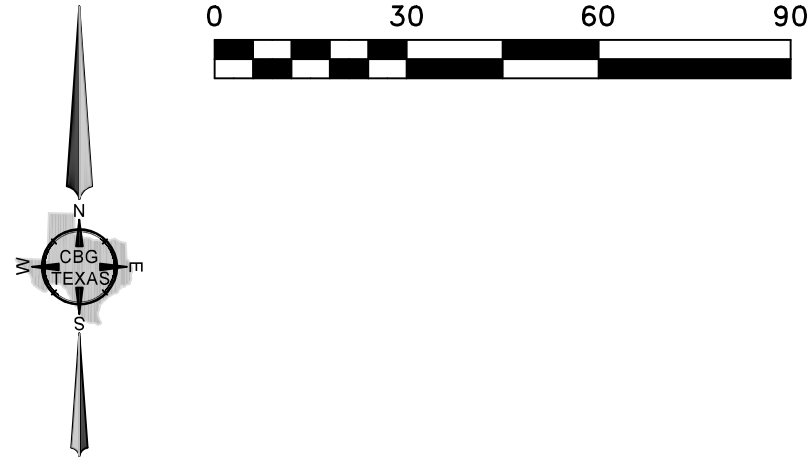




708 Carmella Drive

Being a tract of land situated in the William Vince Survey, Abstract No. 78, Harris County, Texas, and being a portion of Block 45, and Lot 11, Outlot 28, of Townsite of Pasadena, in Harris County, Texas, according to the plat thereof recorded in Volume 93, Page 21, Deed Records of Harris County, Texas, same being that tract of land conveyed to Fred Young, Jr., by deed recorded in Instrument Number E478127, Deed 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 a yellow cap stamped "CBG Surveying" set for corner, said corner being the intersection of East Right-of-Way line of North Hargrave Street (60-foot Right-of-Way) and North Right-of-Way line of Carmella Drive (30-foot Right-of-Way);

THENCE North 02 degrees 09 minutes 34 seconds West, along the East Right-of-Way line of said North Hargrave Street, a distance of 130.01 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner, said corner being the Southwest corner of a tract of land conveyed to Young Fred Jr. and Priscilla, per Property ID: 0281740000029, according to Harris Appraisal District;

THENCE North 87 degrees 50 minutes 26 seconds East, along the South line of said Young tract (Property ID: 0281740000029), a distance of 138.68 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner, said corner being the South corner of Vince Bayou, same said corner being the Northwest of that tract of land conveyed to Harris County Flood Control District, by deed recorded in Volume 6288, Page 383, Deed Records of Harris County, Texas;

THENCE South 56 degrees 51 minutes 47 seconds East, along the Southwest line of said Harris County Flood Control District tract, a distance of 202.68 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner;

THENCE South 46 degrees 33 minutes 48 seconds East, along the Southwest line of said Harris County Flood Control District tract, a distance of 18.05 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner, said corner being along the North Right-of-Way line of said Carmella Drive, from which a 1/2 inch iron rod found bears North 33 degrees 14 minutes 43 seconds West, a distance of 2.40 feet for witness, and from which a 1/2 inch iron rod found bears South 05 degrees 10 minutes 02 seconds West, a distance of 155.80 feet for witness, and from which a 1/2 inch iron rod found bears South 60 degrees 36 minutes 30 seconds West, a distance of 22.53 feet for witness, also from which an 'X' found bears South 09 degrees 37 minutes 02 seconds East, a distance of 153.88 feet for witness;

THENCE South 87 degrees 50 minutes 26 seconds West, along the North Right-of-Way line of said Carmella Drive, a distance of 316.73 feet to the POINT OF BEGINNING and containing 29,930 square feet or 0.69 acres of land.

SURVEYOR'S CERTIFICATE

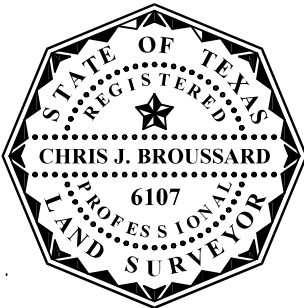
The undersigned Registered Professional Land Surveyor hereby certifies to Alamo Title that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 708 Carmella Drive described in Instrument Number E478127, and shown hereon; (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; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Federal Emergency Rate Map Community Panel No. 48201C0905N) pursuant to the Flood Disaster Protection Act of 1973 (amended date if amended)

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

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.

EXECUTED this 14th day of August, 2026.

Chris J. Broussard
Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48201C0905N, this property does lie in Zone AE and DOES lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: APPARENT ENCROACHMENT OF A BUILDING OVER THE PROPERTY LINE

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.

BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE

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

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM 1/2" IRON ROD FOUND 1/2" IRON ROD SET 1" IRON PIPE FOUND FENCE POST CORNER "X" FOUND / SET 5/8" ROD FOUND UNDERGROUND ELECTRIC OVERHEAD ELECTRIC POWER POLE	PE - POOL EQUIPMENT COLUMN AC - AIR CONDITIONING FIRE HYDRANT OES - OES OHP - OHP 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	

CBG SURVEYING TEXAS LLC		419 Century Plaza Dr. Suite 210 Houston, TX 77073 P 214.349.9485 F 214.349.2216 Firm No. 10194280 www.cbgtxllc.com
SCALE 1" = 30'	DATE 08/07/26	JOB NO. 27713
	G.F. NO. N/A	DRAWN SG

TEXAS LAND TITLE SURVEY	
WILLIAM VINCE SURVEY, ABSTRACT NO. 78	
CITY OF PASADENA, HARRIS COUNTY, TEXAS	
708 CARMELLA DRIVE	