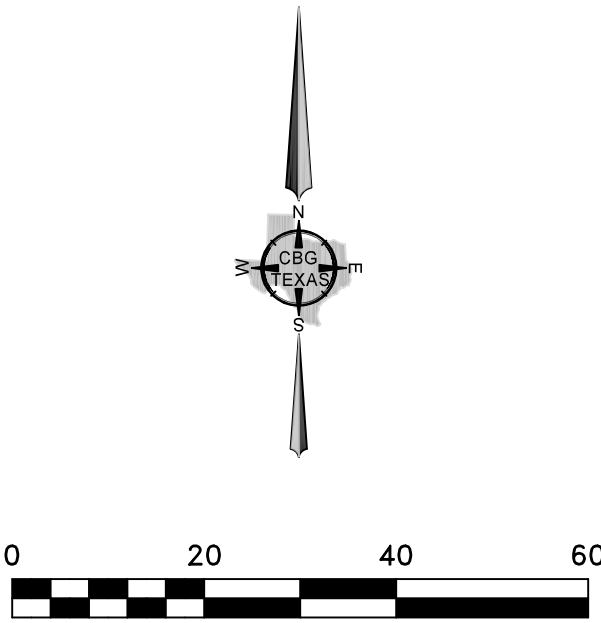
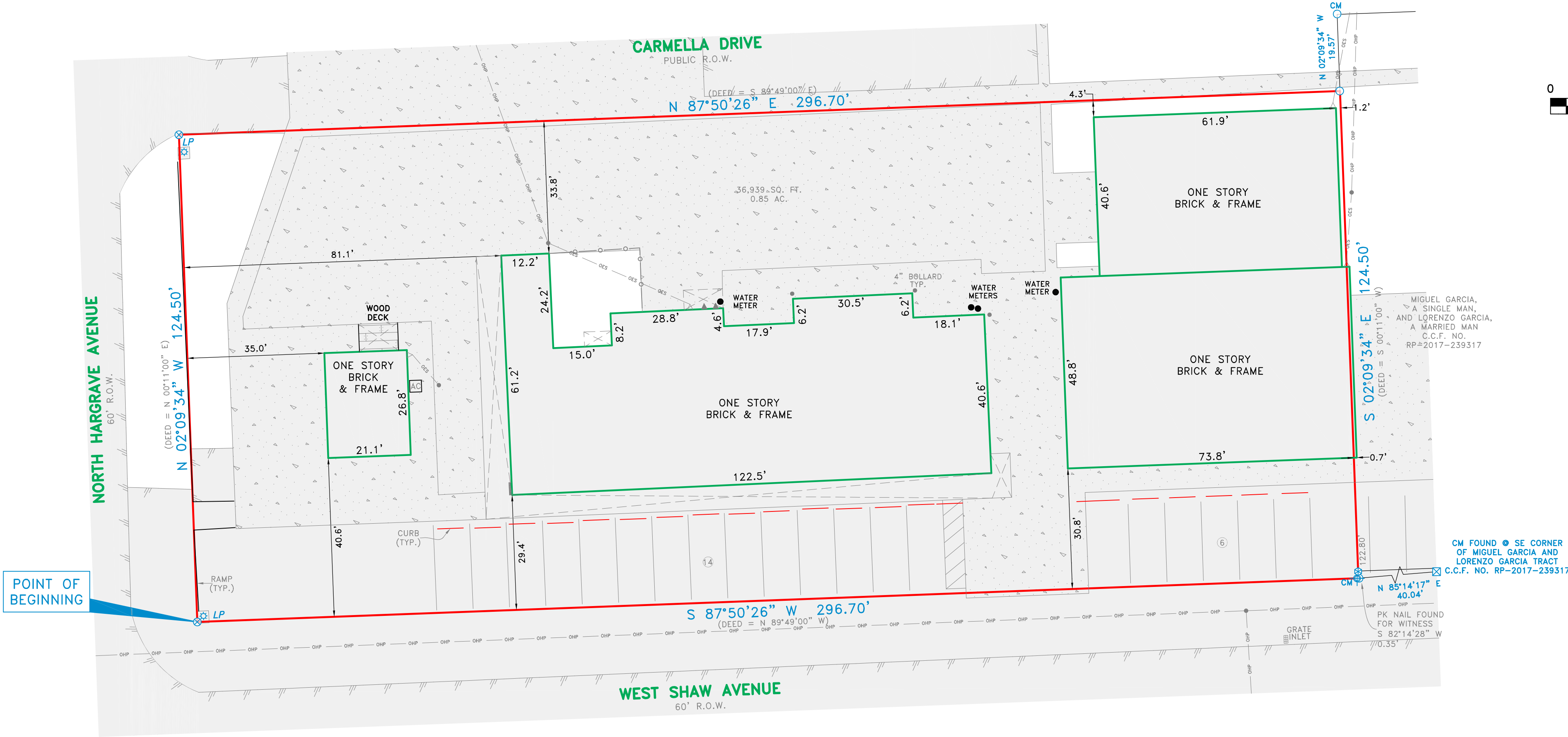




704 West Shaw Avenue

Being a part or portion out of that tract of land called "Lot 4" in Block 45 and "Lot 11" of Outlot 28, in 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., by deed recorded in Document No. E580089 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 along the Northeast corner of the intersection of the North line of West Shaw Avenue (60 foot R.O.W.) and 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 124.50 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being along the Southeast corner of the intersection of the East line of aforesaid North Hargrave Avenue and the South line of Carmella Drive (Public R.O.W.);

THENCE North 87 degrees 50 minutes 26 seconds East, along the South line of said Carmella Drive, a distance of 296.70 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Carmella Drive, and being along the West line that tract of land conveyed to Miguel Garcia, a single 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, from which a 1/2 inch iron rod found for witness at the Northwest corner of said Garcia Tract, bears North 02 degrees 09 minutes 34 seconds West, a distance of 19.57 feet;

THENCE South 02 degrees 09 minutes 34 seconds East, along the West line of said Garcia Tract, passing at a distance of 122.80 feet to a 5/8 inch iron rod found for witness, and continuing a total distance of 124.50 feet to a 1/2 inch iron rod found for corner, said corner being along the North line of said West Shaw Avenue, from which a PK nail found for witness, bears South 82 degrees 14 minutes 28 seconds West, a distance of 0.35 feet, also from which an "X" found for witness at the Southeast corner of said Garcia Tract, bears North 85 degrees 14 minutes 17 seconds East, a distance of 40.04 feet;

THENCE South 87 degrees 50 minutes 26 seconds West, along the North line of said West Shaw Avenue, a distance of 296.70 feet to the POINT OF BEGINNING and containing 36,939 square feet or 0.85 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 704 West Shaw Avenue described in Document No. E580089, 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 plotted 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 Zone AE, 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, effective date 05/02/2019.

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 Texas Land Title and 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 10th day o August, 2026.

Bryan Connolly
Registered Professional Land Surveyor



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

NOTE: THERE IS AN APPARENT ENCROACHMENT OF THE HOUSE OVER THE PROPERTY LINE(S)

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.

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE

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 _____



REVISIONS		
DATE	BY	NOTES

LEGEND	
CONTROLLING MONUMENT	POOL EQUIPMENT
1/2" IRON ROD SET	COLUMN
1" IRON PIPE FOUND	AIR CONDITIONING
5/8" ROD FOUND	FIRE HYDRANT
FENCE POST CORNER	COVERED PORCH/DECK OR CARPORT
"X" FOUND / SET	OVERHEAD ELECTRIC SERVICE
UNDERGROUND ELECTRIC	OVERHEAD POWER LINE
OVERHEAD ELECTRIC POWER POLE	CONCRETE PAVING
PK NAIL FOUND	DOUBLE SIDED WOOD FENCE
GRAVEL/ROCK ROAD OR DRIVE	



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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	08/10/2026	27707	N/A	KAD

TEXAS LAND TITLE SURVEY

PART OF LOT 4, BLOCK 45, LOT 11,
OUTLOT 28, TOWNSITE OF PASADENA
PASADENA, HARRIS COUNTY, TEXAS

704 WEST SHAW AVENUE