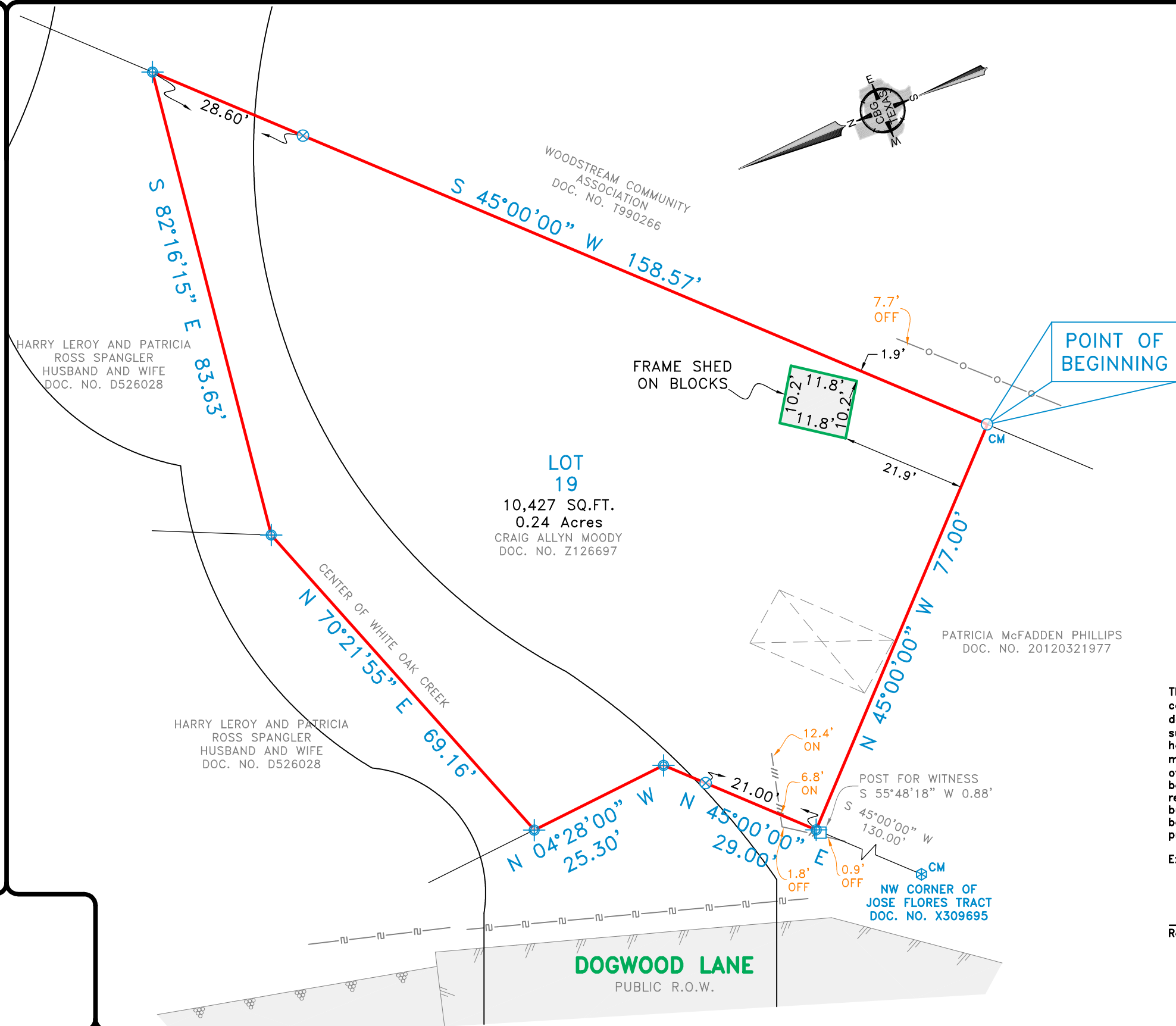


LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊠ "X" FOUND/SET
- ⊕ POINT FOR CORNER
- ⊗ 5/8" ROD FOUND
- FENCE POST FOR WITNESS
- CM CONTROLLING MONUMENT
- T TRANSFORMER PAD
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- COLUMN
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- POWER POLE
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- DOUBLE SIDED WOOD FENCE
- GUARDRAIL
- /// METAL FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- STONE
- CONCRETE
- COVERED AREA
- BRICK



0 Dogwood Lane

Being a tract of land situated in the Harrison McClain Survey, Abstract Number 529, same said tract being Lot 19, of Dogwood Acres, an unrecorded subdivision, and being a tract of land conveyed to Craig Allyn Moody recorded in Document Number Z126697, of the 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 found for corner, being along the North line of a tract of land conveyed to Woodstream Community Association, recorded in Document Number T990266, Official Public Records of Harris County, Texas, same said corner being the Southeast corner of a tract of land conveyed to Patricia McFadden Phillips, recorded in Document Number 20120321977, Official Public Records of Harris County, Texas;

THENCE North 45 degrees 00 minutes 00 seconds West, a distance of 77.00 feet, along the East line of said Phillips tract, to a point for corner, being in the Southeast line of Dogwood Lane (Public Right-of-Way), from which a post found for witness bears South 55 degrees 48 minutes 18 seconds West, a distance of 0.88 feet, and from which a 5/8 inch iron rod found for witness at the Northwest corner of a tract of land conveyed to Jose Flores, recorded in Document Number X309695, Official Public Records of Harris County, Texas, bears South 45 degrees 00 minutes 00 seconds West, a distance of 130.00 feet;

THENCE North 45 degrees 00 minutes 00 seconds East, passing at a distance of 21.00 feet to a 1/2 inch iron rod with yellow cap stamped (CBG SURVEYING) set for corner, continuing for a total distance of 29.00 feet to a point for corner;

THENCE North 04 degrees 28 minutes 00 seconds West, a distance of 25.30 feet to a point for corner in the centerline of White Oak Creek, same being in the Southeast line of said Dogwood Lane, same said corner being the Southwest corner of a tract of land conveyed to Harry Leroy And Patricia Ross Spangler, husband and wife, recorded in Document Number D526028, Official Public Records of Harris County, Texas;

THENCE North 70 degrees 21 minutes 55 seconds East, a distance of 69.16 feet to a point for corner in the centerline of said White Oak Creek, same being the Southeast corner of a tract of land conveyed to said Harry and Patricia Spangler tract;

THENCE South 82 degrees 16 minutes 15 seconds East, a distance of 83.63 feet to a point for corner, being the Southeast corner of said Spangler tract, same being in the North line of said Woodstream Community tract;

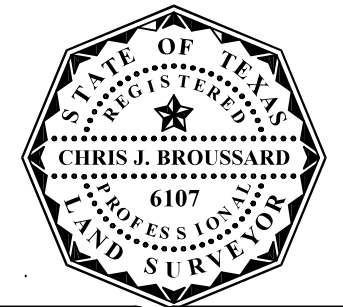
THENCE South 45 degrees 00 minutes 00 seconds West, passing at a distance of 28.60 feet to a 1/2 inch iron rod with yellow cap stamped (CBG SURVEYING) set for corner, continuing for a total distance of 158.57 feet, to the POINT OF BEGINNING and containing 10,427 square feet or 0.24 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Craig Moody, in connection with the transaction described in G.F. N/A 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 6th day of October, 2026

Chris J. Broussard
Registered Professional Land Surveyor



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.

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

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

FLOOD NOTE: According to the F.I.R.M. No. 48201C0310L, this property does lie in Zone AE and does lie within the 100 year flood zone.

Date: _____ Accepted by: _____
Purchaser
Purchaser

Drawn By: AMF
Scale: 1" = 20'
Date: 10/06/2026
GF NO.: N/A
Job No. 20337

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