

19226 CY Fair Fire Road

Being a tract of land situated in the Jacob Duckworth 1,882.81 acre Tract, Abstract No. 226, Harris County, Texas, some being that tract of land conveyed to Corbin Galloway, and her Husband Michael Galloway, by deed recorded in instrument No. 2007041999, Deed Records, Harris County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being on the South line of that tract of land conveyed to Donald Alexander and wife, Leah Alexander, by deed recorded in Clark's File No. P827386, Real Property Records, Harris County, Texas, and in the East line of CY Fair Fire Road (85 foot right-of-way and ingress/egress easement by said Alexander tract)

THENCE North 83 degrees 18 minutes 00 seconds East, along the South line of said Alexander tract, a distance of 238.00 feet to a 3/8 inch iron rod found for corner, said corner being the Southwest corner of said Alexander tract, and the Southwest corner of that tract of land conveyed to Janet A. Bustin, by deed recorded in Clark's File No. 8548000, Real Property Records, Harris County, Texas;

THENCE South 87 degrees 58 minutes 55 seconds East, along the South line of said Bustin tract, a distance of 188.87 feet to a 3/8 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Kathryn Parker Hope, single woman, by deed recorded in instrument No. 2015019790, Deed Records, Harris County, Texas;

THENCE South 00 degrees 28 minutes 18 seconds West, a distance of 339.85 feet to a 3/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Albert C. Worth and wife, Jeanine Worth, by deed recorded in Clark's File No. 0515436, Real Property Records, Harris County, Texas;

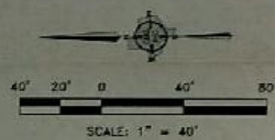
THENCE South 50 degrees 50 minutes 47 seconds West, along the North line of said Worth tract, a distance of 152.44 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Benon Craft Custom Furnishings, by deed recorded in Clark's File No. V700790, Real Property Records, Harris County, Texas;

THENCE North 01 degree 07 minutes 48 seconds East, along the East line of said Benon Craft Custom Furnishings tract, a distance of 145.76 feet to a point for corner, said corner being the most easterly northeast corner of said Benon Craft Custom Furnishings tract, from which a 3/8 inch iron rod found for witness bears South 88 degrees 04 minutes 21 seconds West, a distance of 2.86 feet, said corner being the beginning of a non-tangent curve to the right, having a radius of 50.00 feet, a delta of 52 degrees 38 minutes 46 seconds, and a chord bearing and distance of North 62 degrees 48 minutes 55 seconds West, 44.34 feet;

THENCE, along said curve to the right, an arc length of 45.84 feet to a point for corner, said corner being the Northwest corner of said Benon Craft Custom Furnishings tract, from which a 3/8 inch iron rod found for witness bears South 30 degrees 41 minutes 50 seconds East, a distance of 0.40 feet;

THENCE North 89 degrees 11 minutes 23 seconds West, along the North line of said Benon Craft Custom Furnishings tract, a distance of 235.06 feet to a 3/8 inch iron rod found for corner, said corner being the Northwest corner of said Benon Craft Custom Furnishings tract, and in said East line of CY Fair Fire Road;

THENCE North 00 degrees 41 minutes 30 seconds East, along said East line of CY Fair Fire Road, a distance of 172.73 feet to the POINT OF BEGINNING, and containing 100.897 square feet or 2.32 acres of land.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor J.T. Thompson hereby certifies to Cartus Home Loans, Brian S. Endley, and Great American Title, in connection with the transaction described in G.F. 45031-GAT75 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 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 15th day of September, 2016

J.T. Thompson

J.T. Thompson
Registered Professional Land Surveyor No. 4804



ACCEPTED BY: _____ DATE: _____

NOTE: According to the F.R.M. in Map No. 48261(0215), this property does lie in Zone 1 and DOES NOT lie within the 100 year flood zone.



NOTES:
BEARINGS ARE BASED ON EAST LINE OF CY FAIR FIRE ROAD, BY DEED RECORDED IN INSTR. NO. 2007041999, UNLESS OTHERWISE NOTED.
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAY UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	1/2" IRON ROD FOUND
○	3/8" IRON ROD FOUND
○	3/8" IRON ROD FOUND
+	POINT FOR CORNER
○	"S" (RING) / SET
▲	UNDERGROUND ELECTRIC
▲	OVERHEAD ELECTRIC
▲	POWER POLE
▲	ASPHALT PAVING
▲	GRAVEL/POSS ROAD OR DRIVE
□	POOL EQUIPMENT
■	SEWER COLUMN
■	AC - AIR CONDITIONING
■	FIRE HYDRANT
—	METAL FENCE
—	WOOD FENCE
—	3/4" X 6" TYPICAL
—	RAISED WALK
—	IRON FENCE
—	PIPE FENCE
—	COPIED POWER LEAD OR CABLEWIRE
—	REAR-HEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING

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SCALE	DATE	JOB NO.	G.P. NO.	DRAWN
1" = 40'	09/15/16	18178B1	SEE ABOVE	WTH

2.32 ACRES

JACOB DUCKWORTH SURVEY, ABSTRACT NO. 226

HARRIS COUNTY, TEXAS

19226 CY FAIR FIRE ROAD