

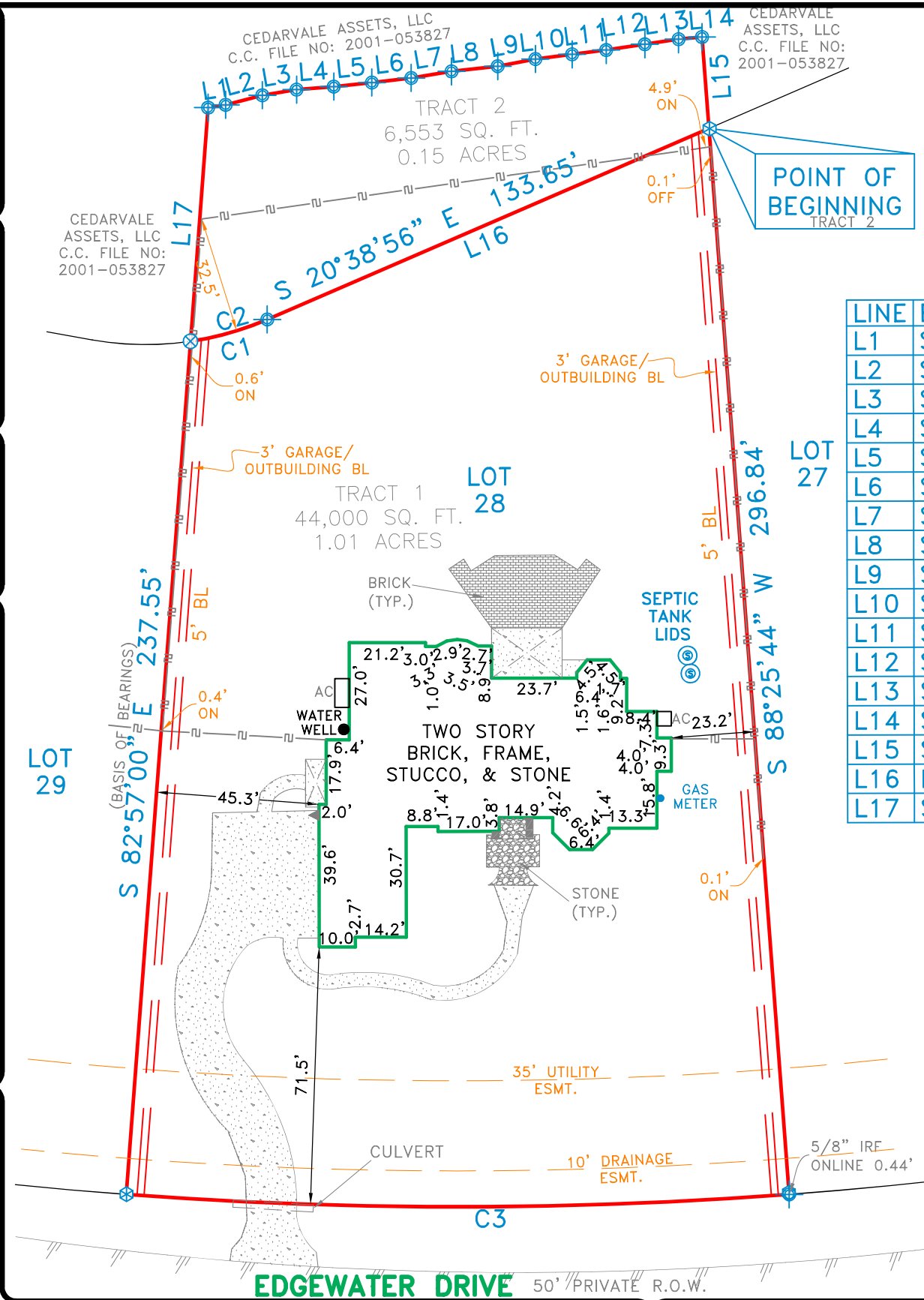
LEGEND

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

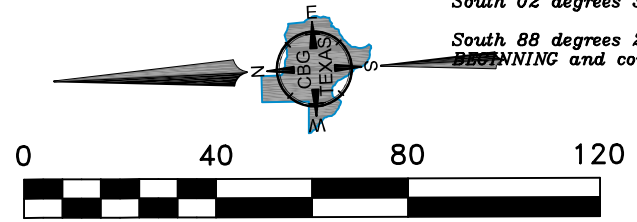
EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CABINET L, SHEET 47, VOLUME 1125, PAGE 121, CLERK'S FILE NOS. 9884332, 9852888, 9859500, 2001-053828, 2002-003710, 2002-043455, 2002-043456, 2002-070484, 2003-022894, 2003-042371, 2003-075087, 2004-008242, 2004-008243, 2004-008244, 2004-077168, 2005-047315, 2005-086084, 2006-139732, 2007-039265, 2007-039266, 2008-015224, 2009-013384, 2009-017239, 2009-044832, 2010011266, 2010044528, 2011039722, 2012093976, 2013042789, 2013042790, 2013042791, 2013042792, 2013050362, 2013054643, 2014013936, 2014076994, 2014076995, 2014096358, 2017098087 THROUGH 2017098090

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
CLERK'S FILE NO: 99035464



LINE	BEARING	DISTANCE
L1	S 06°19'37" E	4.93'
L2	S 11°52'21" E	10.54'
L3	S 06°43'59" E	9.63'
L4	S 01°51'05" E	10.37'
L5	S 03°14'55" E	10.63'
L6	S 03°50'56" E	11.01'
L7	S 06°38'31" E	11.34'
L8	S 03°41'39" E	12.90'
L9	S 07°57'29" E	10.67'
L10	S 04°38'55" E	10.28'
L11	S 04°22'32" E	9.54'
L12	S 05°45'13" E	10.84'
L13	S 05°50'08" E	9.49'
L14	S 02°30'06" E	6.53'
L15	S 88°25'44" W	25.44'
L16	N 20°38'56" W	133.65'
L17	S 82°57'00" E	65.06'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.22'	85.00'	14°58'40"	N 13°09'30" W	22.16'
C2	22.22'	85.00'	14°58'40"	S 13°09'30" E	22.16'
C3	184.32'	1225.00'	08°37'15"	N 02°44'21" E	184.14'

36942 Edgewater Drive

TRACT 1:

Being Lot 28, Block 1, Old Mill Lake, Section 2, an addition to Montgomery County, Texas, according to the plat thereof, recorded in Cabinet L, Sheet 47 of the Map Records of Montgomery County, Texas.

TRACT 2:

Being a tract of land situated in the Andrew J. Hensley Survey, Abstract No. 255, Montgomery County, Texas, and being a portion of Restricted Reserve 'A' of Old Mill Lake, Section 2, an addition to Montgomery County, Texas, according to the plat thereof, recorded in Cabinet L, Sheet 47 of the Map Records of Montgomery County, Texas, same being that tract of land conveyed to Nestor Bernabe and spouse, Vicky J. Bernabe, by deed recorded in Document No. 2014122891, Real Property Records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the common Northeast corner of Lot 27 of said Old Mill Lake Addition and the Southeast corner of Lot 28 of said Old Mill Lake Addition, and being a Northwest corner of a tract of land conveyed to Cedarvale Assets, LLC, by deed recorded in County Clerk File No. 2001-053827, Real Property Records of Montgomery County, Texas;

THENCE North 20 degrees 38 minutes 56 seconds West, along the East line of said Lot 28, a distance of 133.65 feet to a point for corner and being the beginning of a tangent curve turning to the right, with a radius of 85.00 feet, a delta angle of 14 degrees 58 minutes 40 seconds, a chord bearing of North 13 degrees 09 minutes 30 seconds West, and a chord length of 22.16 feet;

THENCE along said curve to the right, along the East line of said Lot 28, an arc length of 22.22 feet to a 1/2 iron rod set with yellow cap stamped 'CBG Surveying' for corner, said corner being the Northeast corner of said Lot 28 and being the Southeast corner of Lot 29 of said Old Mill Lake Addition, and being a Southwest corner of said Cedarvale Assets tract;

THENCE along a South, West, and North lines of said Cedarvale Assets tract the following sixteen courses and distances:

- South 82 degrees 57 minutes 00 seconds East, a distance of 65.06 feet to a point for corner;
- South 06 degrees 19 minutes 37 seconds East, a distance of 4.93 feet to a point for corner;
- South 11 degrees 52 minutes 21 seconds East, a distance of 10.54 feet to a point for corner;
- South 06 degrees 43 minutes 59 seconds East, a distance of 9.63 feet to a point for corner;
- South 01 degrees 51 minutes 05 seconds East, a distance of 10.37 feet to a point for corner;
- South 03 degrees 14 minutes 55 seconds East, a distance of 10.63 feet to a point for corner;
- South 03 degrees 50 minutes 56 seconds East, a distance of 11.01 feet to a point for corner;
- South 06 degrees 38 minutes 31 seconds East, a distance of 11.34 feet to a point for corner;
- South 03 degrees 41 minutes 39 seconds East, a distance of 12.90 feet to a point for corner;
- South 07 degrees 57 minutes 29 seconds East, a distance of 10.67 feet to a point for corner;
- South 04 degrees 38 minutes 55 seconds East, a distance of 10.28 feet to a point for corner;
- South 04 degrees 22 minutes 32 seconds East, a distance of 9.54 feet to a point for corner;
- South 05 degrees 45 minutes 13 seconds East, a distance of 10.84 feet to a point for corner;
- South 05 degrees 50 minutes 08 seconds East, a distance of 9.49 feet to a point for corner;
- South 02 degrees 30 minutes 06 seconds East, a distance of 6.53 feet to a point for corner;
- South 88 degrees 25 minutes 44 seconds West, a distance of 25.44 feet to the POINT OF BEGINNING and containing 6,553 square feet or 0.15 acres of land.

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48339C0485G, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Capital Title Company. 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. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. 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, there are no visible and apparent encroachments or protrusions on the ground.

Date: _____ Accepted by: _____
Purchaser
Purchaser

Drawn By: MARIA
Scale: 1" = 40'
Date: 04/25/18
GF NO.: 18-355483-TW
Job No. 1808337

12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com