

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

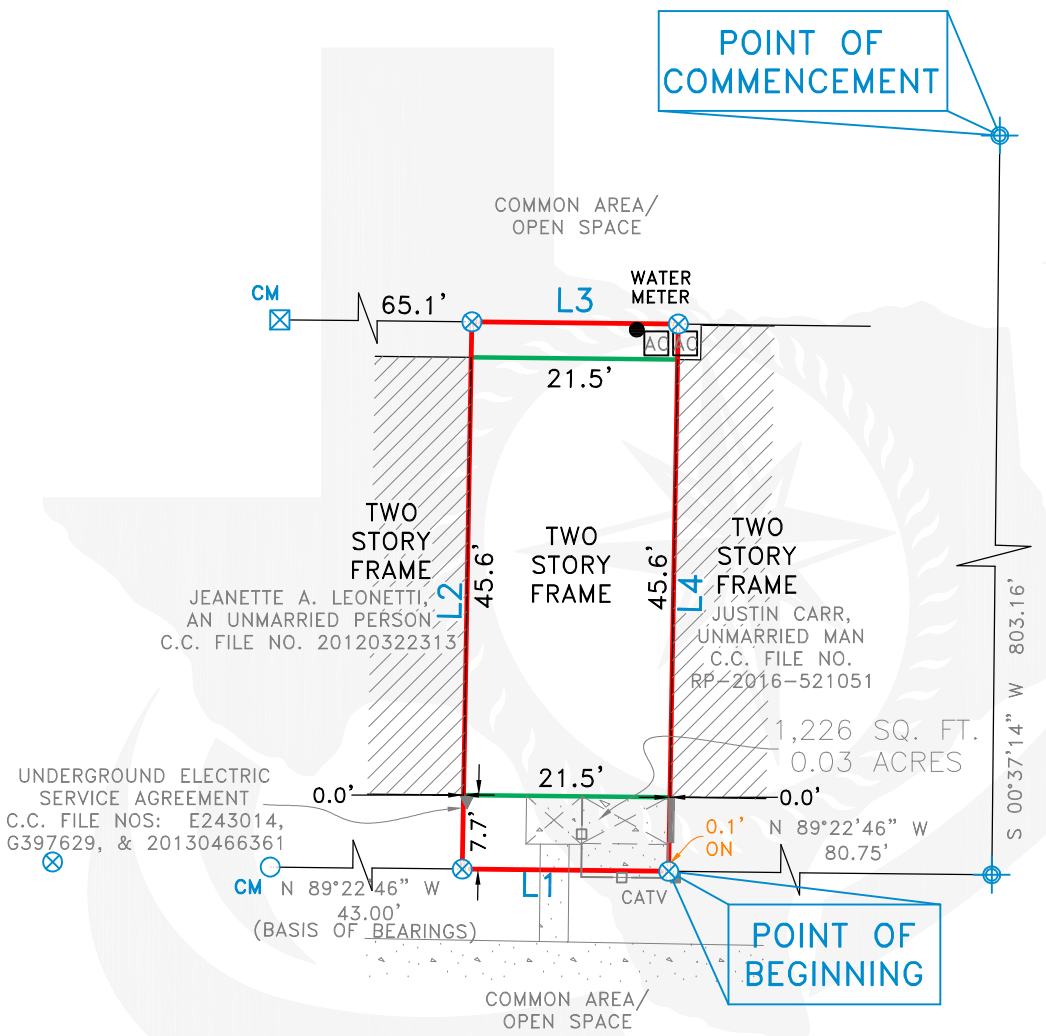
EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOLUME 214, PAGE 45, CLERK'S FILE NOS. E621598, F332295, F466130, G054300, U162186, W233192, W233193, X387044, Y940745, Z270962, Z270963, 20060148410, 20080137338, 20110534934, 20110534936, 20110534938, 20110534939, 20110534941, 20110534944, 20110534946, 20110534948, 20120514147, 20140564284, 20160261251, RP-2017-549327, RP-2018-114695, RP-2018-346426, E311708, R587821

LINE	BEARING	DISTANCE
L1	N 89°22'46" W	21.50'
L2	N 01°00'53" E	57.00'
L3	S 89°22'46" E	21.50'
L4	S 01°00'53" W	57.00'

DEED = N 00°37'14" E

DEED = S 00°37'14" W



2379 Briarwest Boulevard

Being a tract of land situated in the W. Hardin Survey, Abstract No. 24, Harris County, Texas and being a portion of Reserve "D" of Briarwalk, Section 1, an addition to Harris County, Texas, according to the Map or Plat thereof, recorded in Volume 214, Page 45, Map Records of Harris County, Texas, same being that tract of land conveyed to 3S JacCap, LLC, by deed recorded in County Clerk File No. RP-2016-528336, Real Property Records of Harris County, Texas, also known as Lot 34 of Autumn Chase Townhomes, Phase III, an unrecorded Subdivision in Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner, said corner being the Northeast corner of said Reserve "D", the Southeast corner of Reserve "C" of said Briarwalk, Section 1 and lying along the East line of said Briarwalk, Section 1;

THENCE South 00 degrees 37 minutes 14 seconds West, a distance of 803.16 feet to a point for corner;

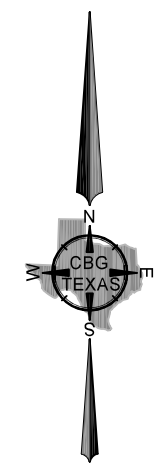
THENCE North 89 degrees 22 minutes 46 seconds West, a distance of 59.25 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of that tract of land conveyed to Justin Carr, unmarried man, by deed recorded in County Clerk File No. RP-2016-521051, Real Property Records of Harris County, Texas and being the POINT OF BEGINNING of that tract herein described:

THENCE North 89 degrees 22 minutes 46 seconds West, a distance of 21.50 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of that tract of land conveyed to Jeanette A. Leonetti, an unmarried person, by deed recorded in County Clerk File No. 20120322313, Real Property Records of Harris County, Texas;

THENCE North 01 degrees 00 minutes 53 seconds East, along the East line of said Leonetti tract, a distance of 57.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of said Leonetti tract;

THENCE South 89 degrees 22 minutes 46 seconds East, a distance of 21.50 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Carr tract;

THENCE South 01 degrees 00 minutes 53 seconds West, along the West line of said Carr tract, a distance of 57.00 feet to the POINT OF BEGINNING and containing 1,226 square feet or 0.03 acres of land.



NOTES:
BEARINGS ARE BASED ON DEED RECORDED IN C.C. FILE NO. RP-2016-528336.
FLOOD NOTE: According to the F.I.R.M. No. 48201C0830L, this property does lie in Zone X-500 year and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Allegiance 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 are 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.

Accepted by: _____
Date: _____ Purchaser
_____ Purchaser

Drawn By: MARIA
Scale: 1" = 20'
Date: 11/27/19
GF NO.: 1995674-ALME
Job No. 1923569

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