



1634 Sunrise Trail

BEING a tract of land situated in the Mary Owens Survey, Abstract No. 611, Harris County, Texas, same being that tract of land conveyed to Coastal Acre Properties, LLC by deed recorded in County Clerk's File RP-2022-58450, Official Public Records of Harris County, Texas, also known as Lots 14, 15, and 16, of Block 35, of Forest Cove, Section 7, an unrecorded Subdivision in Harris 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 Northeast corner of that tract of land conveyed to Joseph Ngo, by deed recorded in County Clerk's File RP-2022-94636, Official Public Records of Harris County, Texas, and being along the South line of Sunrise Trail (public right-of-way);

THENCE South 89 degrees 19 minutes 54 seconds East, along the South line of said Sunrise Trail, a distance of 255.00 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being the Northwest corner of that tract of land conveyed to Harris County, a political subdivision of the state of Texas, by deed recorded in County Clerk's File R597641, Official Public Records of Harris County, Texas, from which a 1/2 iron rod found bears North 82 degrees 05 minutes 41 seconds West, at a distance of 0.57 feet for witness;

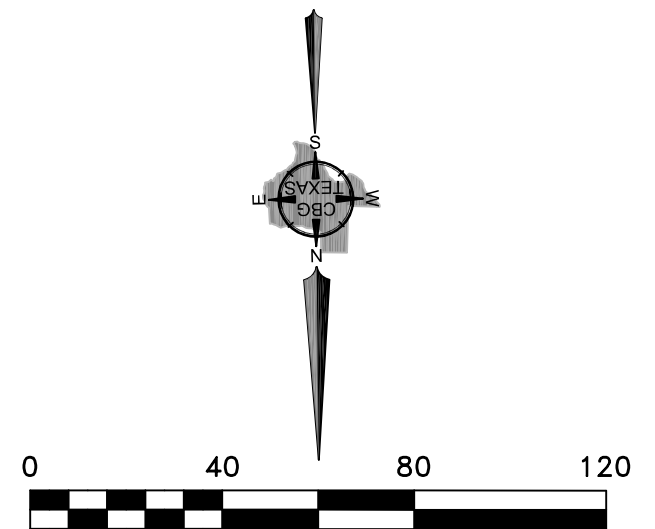
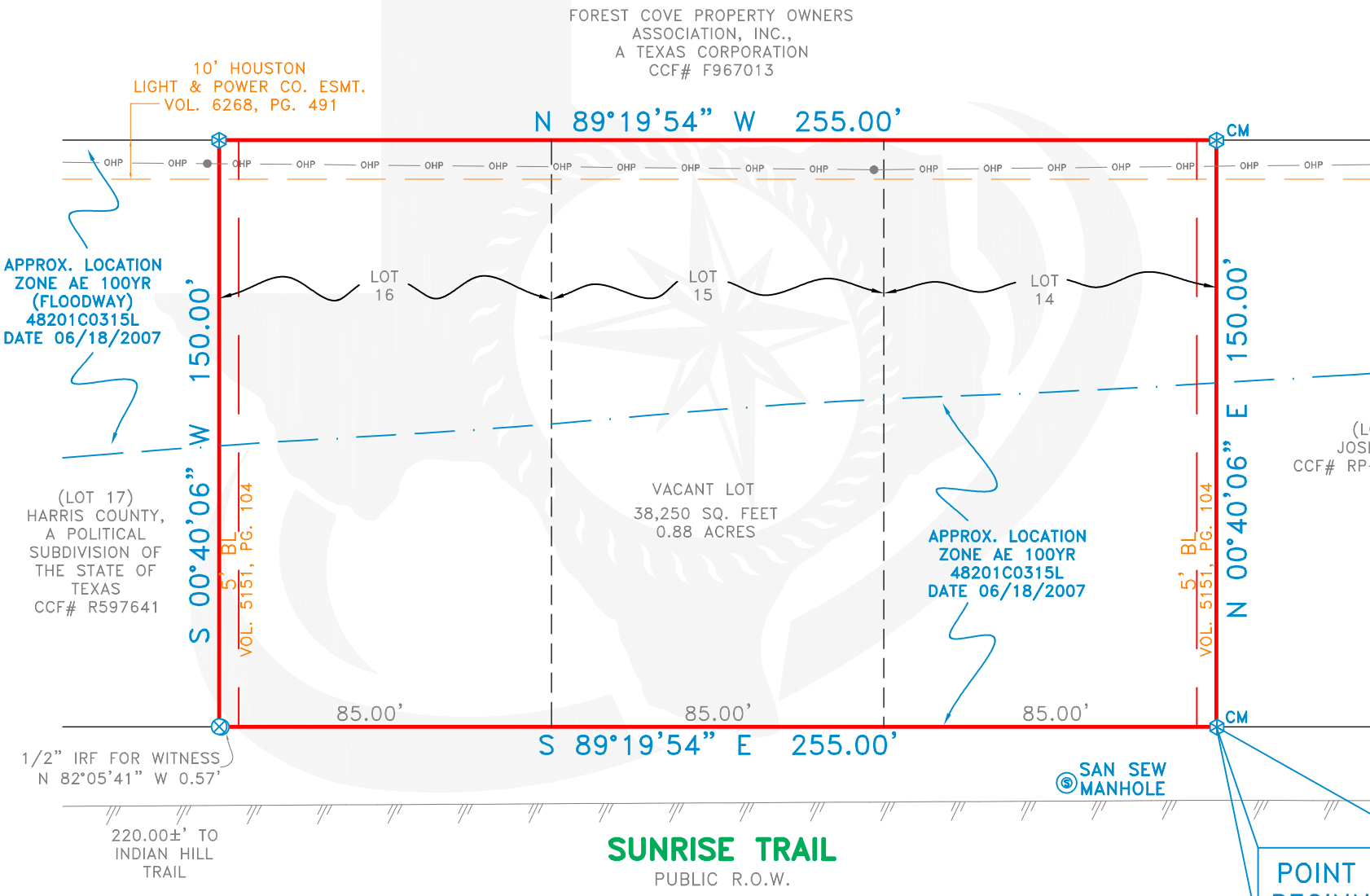
THENCE South 00 degrees 40 minutes 06 seconds West, along the West line of said Harris County tract, a distance of 150.00 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of said Harris County tract and being along the North line of that tract of land conveyed to Forest Cove Property Owners Association, Inc., a Texas corporation, by deed recorded in County Clerk's File F967013, Official Public Records of Harris County, Texas;

THENCE North 89 degrees 19 minutes 54 seconds West, along the North line of said Forest Cove Property Owners Association, Inc. tract, a distance of 255.00 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of said Ngo tract;

THENCE North 00 degrees 40 minutes 06 seconds East, along the East line of said Ngo tract, a distance of 150.00 feet to the POINT OF BEGINNING and containing 38,254 square feet or 0.90 acres of land.

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

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.



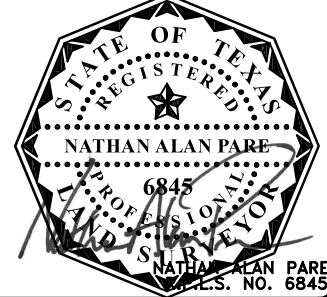
NOTES:
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48201C0315L, this property does lie in Zone AE (FLOODWAY) and DOES lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Coastal Acre Properties LLC. 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: RYR
Scale: 1" = 40'
Date: 04/28/2022
GF NO.: GFN
Job No. 2207838

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