

2379 Briarwest Boulevard Unit 98

Being Lot Ninety-Eight (98), of Autumn Chace Townhomes, Phase III, an Unrecorded Subdivision out of Reserve "D" of Briarwalk, Section One, a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 214, Page 45 of the Map Records of Harris County, Texas, same being that tract of land conveyed to Catherine Duprey, a single woman, by deed recorded in Instrument Number 20090542339, Official Public Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

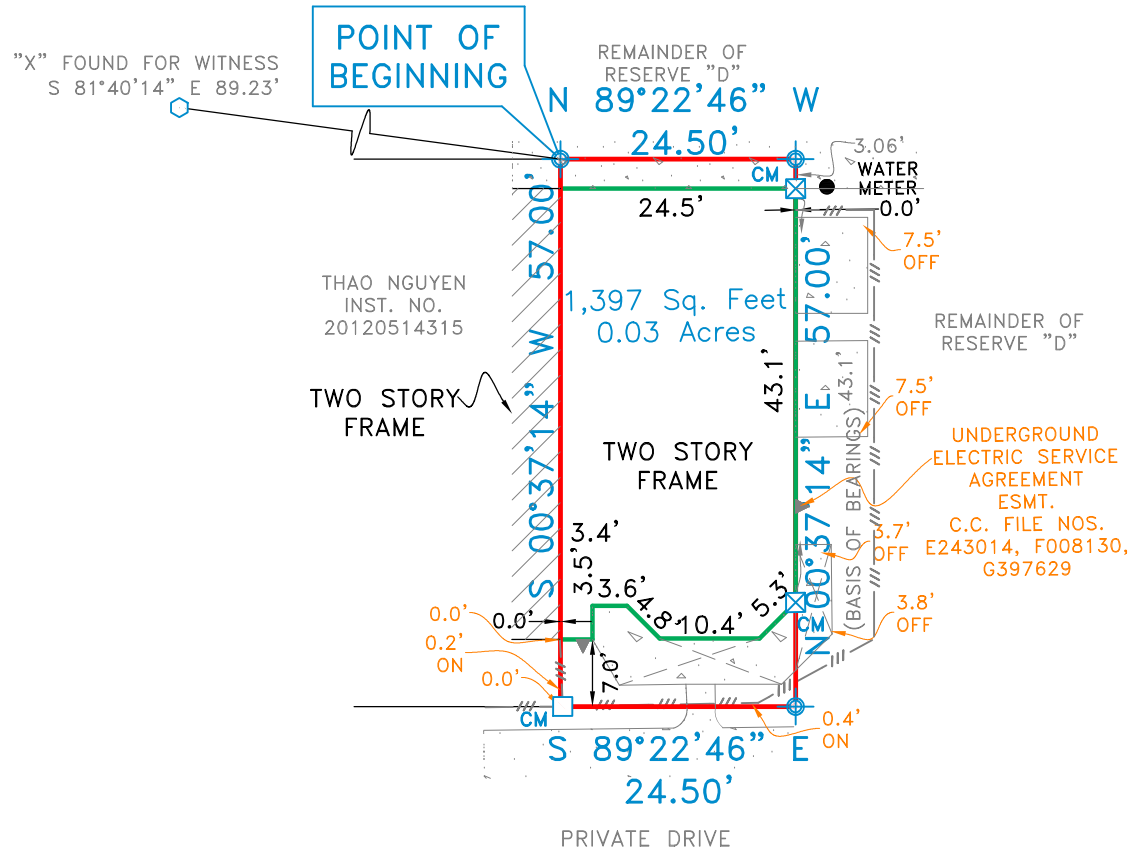
BEGINNING at a point for corner, said corner being in the North line of the remainder of Reserve "D" and being the Southwest corner of that tract of land conveyed to Thao Nguyen, by deed recorded in Instrument Number 20120514315, Official Public Records, Harris County, Texas, from which a "X" found bears South 81 degrees 40 minutes 14 seconds East, a distance of 89.23 feet for witness;

THENCE North 89 degrees 22 minutes 46 seconds West, along the North line of the remainder of said Reserve "D", a distance of 24.50 feet to a point for corner;

THENCE North 00 degrees 37 minutes 14 seconds East, along an East line of the remainder of said Reserve "D", passing a distance of 3.06 feet to a building corner found on line for reference, continuing a total distance of 57.00 feet to a point for corner, said corner being in the South line of that certain Private Drive;

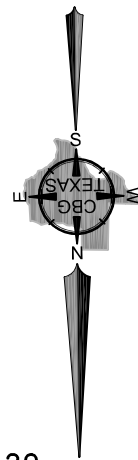
THENCE South 89 degrees 22 minutes 46 seconds East, along the South line of Private Drive, a distance of 24.50 feet to a fence post found for corner, said corner being the Northwest corner of aforesaid Nguyen tract;

THENCE South 00 degrees 37 minutes 14 seconds West, along the West line of said Nguyen tract, a distance of 57.00 feet to the POINT OF BEGINNING and containing 1,397 square feet or 0.03 acres of land.



LEGEND

- | | |
|---------------------------------|-------------------------|
| ○ 1/2" ROD FOUND | □ FENCE POST FOR CORNER |
| ⊗ 1/2" ROD SET | CM CONTROLLING MONUMENT |
| ○ "X" FOUND | AC AIR CONDITIONER |
| ⊗ BUILDING CORNER FOUND | 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 | ▨ CONCRETE |
| ○ CHAIN LINK | ▨ COVERED AREA |
| ▨ WOOD FENCE 0.5' WIDE TYPICAL | |
| ▨ DOUBLE SIDED WOOD FENCE | |



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 214, PG. 45, C.C. FILE NOS. E621598, F332295, F466130, G054300, U162186, W233192, W233193, X387044, Y94075, Z270962, Z270963, 20060148410, 20080137338, 20110534934, 20110534936, 20110534938, 20110534939, 20110534941, 20110534944, 20110534946, 20110534948, 20120514147, 20140564284, RP-2016-261251, RP-2017-549327, RP-2018-114695, RP-2018-346426, E243014, E311708, 20130466361

NOTES:

BEARINGS ARE BASED ON DEED RECORDED IN INST. NO. 20090542339

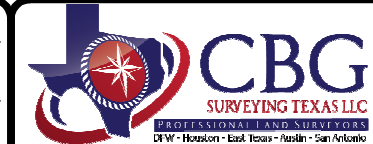
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48201C0830L, 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 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 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: BG
Scale: 1" = 20'
Date: 3/29/19
GF NO.: 1988578-ALME
Job No. 1905717



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