



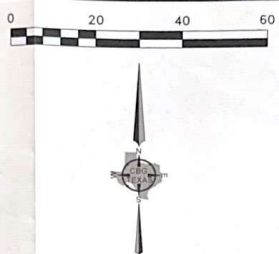
**LEGEND**

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊙ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1" PIPE FOUND	CM AIR CONDITIONER
⊙ 3" FOUND/SET	PC POOL EQUIPMENT
⊙ POINT FOR CORNER	PC POWER POLE PAD
⊙ 5/8" ROD FOUND	△ OVERHEAD ELECTRIC
T TRANSFORMER	△ UNDERGROUND ELECTRIC
■ COLUMN	△ IRON FENCE
△ UNDERGROUND ELECTRIC	△ BARBED WIRE
— CMP —	— EDGE OF ASPHALT —
— OVERHEAD ELECTRIC —	— EDGE OF GRAVEL —
— OVERHEAD ELECTRIC SERVICE —	— CHAIN LINK —
— CHAIN LINK —	— STONE —
— WOOD FENCE 0.5" —	— CONCRETE —
— ROSE TYPICAL —	— COVERED AREA —
— DOUBLE SIDED WOOD FENCE —	— BRICK —

**EXCEPTIONS:**  
NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOLUME 231, PAGE 118, CLERK'S FILE NO. 0302202, COLLECTED BY EG24402, V234427, 20090118081, 20130561720, 20140026875, RP-2016-28363, 0206891, 0606960, 1879129, 20080047305

**BORROWER'S NAME:**  
MONICA FENNO

LINE	BEARING	DISTANCE
L1	S 71°52'49" W	49.50'
L2	N 18°07'11" W	39.00'
L3	N 71°52'49" E	49.50'
L4	S 18°07'11" E	39.00'



**5347 Pinewilde Drive**

Being a tract of land situated in the W.C.R.R. Survey, No. 3, Block 4, Abstract No. 931, Harris County, Texas, and being a portion of Reserve E of Capistrano Villa North, an addition to Harris County, Texas, according to the map or plat thereof, recorded in Volume 231, Page 118, of the Map Records of Harris County, Texas, some being that tract of land conveyed to Giovanna Della Compagni, a single person, by deed recorded in County Clerk File No. Y268840, Real Property Records of Harris County, Texas, and known as Unit 'D' in Building 21 of Capistrano Villa North, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner, solid corner being the Southeast corner of the addressoid W.C.R.R. Survey, Abstract No. 931;

THENCE South 07 degrees 52 minutes 51 seconds West, along the South line of the said W.C.R.R. Survey, Abstract No. 931, a distance of 1278.93 feet to a point;

THENCE North 32 degrees 07 minutes 09 seconds West, a distance of 89.64 feet to a point, the beginning of a curve to the right;

Thence Northwesterly along the said curve to the right having as its elements a central angle of 12 degrees 00 minutes 04 seconds a radius of 1050.00 feet for an arc length of 219.934 feet to a point;

THENCE North 44 degrees 07 minutes 09 seconds West, a distance of 11.11 feet to a point at the beginning of a curve to the right;

THENCE Northwesterly along said curve to the right, having as its elements a central angle of 13 degrees 00 minutes 00 seconds and a radius of 875.00 feet for an arc length of 129.04 feet to a point;

THENCE Northwesterly along the said curve to the right as its elements a central angle of 13 degrees 00 minutes 00 seconds and a radius of 875.00 feet for an arc length of 129.04 feet to a point;

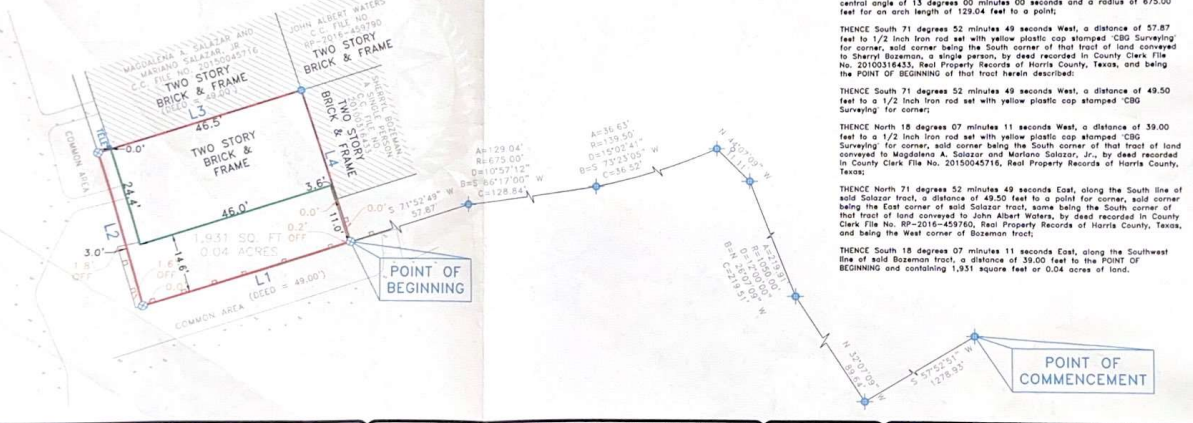
THENCE South 71 degrees 52 minutes 49 seconds West, a distance of 57.87 feet to a 1/2 inch iron rod set with yellow plastic cap stamped 'CBG Surveying' for corner, solid corner being the South corner of that tract of land conveyed to Sherry Bazeman, a single person, by deed recorded in County Clerk File No. 20100316453, Real Property Records of Harris County, Texas, and being the POINT OF BEGINNING of that tract herein described;

THENCE South 71 degrees 52 minutes 49 seconds West, a distance of 49.50 feet to a 1/2 inch iron rod set with yellow plastic cap stamped 'CBG Surveying' for corner;

THENCE North 18 degrees 07 minutes 11 seconds East, a distance of 39.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped 'CBG Surveying' for corner, solid corner being the South corner of that tract of land conveyed to Magdalena A. Salazar and Mariano Salazar, Jr., by deed recorded in County Clerk File No. 20150045716, Real Property Records of Harris County, Texas;

THENCE North 71 degrees 52 minutes 49 seconds East, along the South line of said Salazar tract, a distance of 48.50 feet to a point for corner, solid corner being the East corner of said Salazar tract, some being the South corner of that tract of land conveyed to John Albert Waters, by deed recorded in County Clerk File No. RP-2016-639260, Real Property Records of Harris County, Texas, and being the West corner of Bozeman tract;

THENCE South 18 degrees 07 minutes 11 seconds East, along the Southwest line of said Bozeman tract, a distance of 39.00 feet to the POINT OF BEGINNING and containing 1.931 square feet or 0.04 acres of land.



**NOTES:**  
BEARINGS ARE BASED ON DEED RECORDED IN C.C. FILE NO. Y268840.

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

**FLOOD NOTE:** According to the F.I.R.M. No. 48201C0435M, 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 Fidelity National Title Insurance 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: \_\_\_\_\_  
Purchaser  
Purchaser

Drawn By: MARIA  
Scale: 1" = 20'  
Date: 08/27/2020  
GF NO.: FTH-07-FAH20010898JK  
Job No. 2016089

