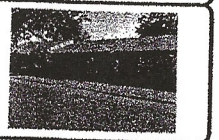
CBG SURVEYING TEXAS LLC



SUPERIOR ABSTRACT TITLE

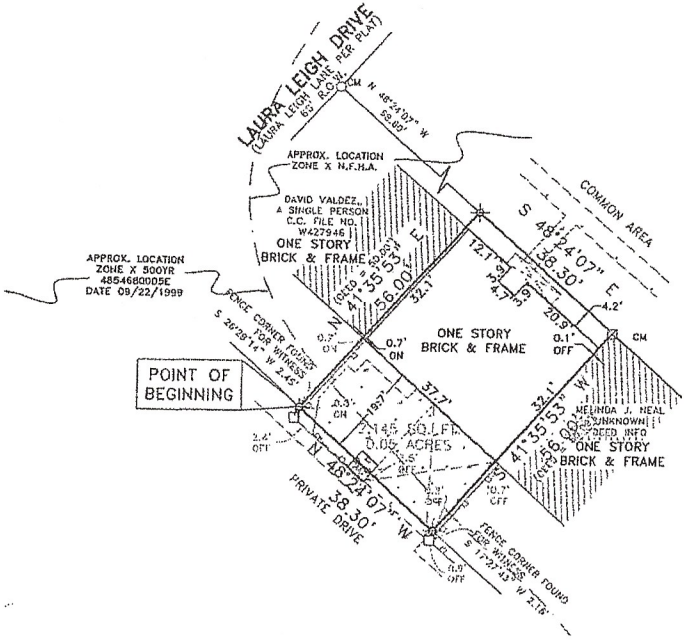
LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1" PIPE FOUND	AC AIR CONDITIONER
⊠ BUILDING CORNER FOUND	PE POOL EQUIPMENT
-+- POINT FOR CORNER	● POWER POLE
⊛ 5/8" ROD FOUND	△ OVERHEAD ELECTRIC
T TRANSFORMER PAD	—R— 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: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOLUME 180, PAGE 73, C.C. FILE NOS: D132242, D663341, 20100052449, 20110068880, 20140000398, 2018-507556, 2018-510254, 0474178



09/27/19

4006 Laura Leigh Drive

Being a portion of Reserve "F" of Block Nineteen (19), Section Three (3) of Forest Bend Subdivision, an addition to Harris County, Texas, according to the Map or Plat thereof, recorded in Volume 180, Page 73, of the Map Records of Harris County, Texas, (also known as Unit 4006) same being that tract of land conveyed to James J. Cole Jr., an unmarried man, by deed recorded in County Clerk File No. RP-2018-492797, Real Property Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the South corner of that tract of land conveyed to David Valdez, a single person, by deed recorded in County Clerk File No. W427946, Real Property Records of Harris County, Texas and lying along the Northeast line of a private drive, from which a fence post found bears South 26 degrees 29 minutes 14 seconds West, a distance of 2.45 feet for witness;

THENCE North 41 degrees 35 minutes 53 seconds East, along the Southeast line of said Valdez tract, a distance of 56.00 feet to a point for corner, said corner being the East corner of said Valdez tract and lying along the Southwest line a common area, from which a 1/2 inch iron rod found bears North 48 degrees 24 minutes 07 seconds West, a distance of 58.60 feet lying along the Southeast line of Laura Leigh Drive (60 foot right-of-way) for witness;

THENCE South 48 degrees 24 minutes 07 seconds East, along the Southwest line of said common area, a distance of 38.30 feet to a building corner found for corner;

THENCE South 41 degrees 35 minutes 53 seconds West, a distance of 56.00 feet to a point for corner, said corner lying along the Northeast line of said private drive, from which a fence post found bears South 17 degrees 27 minutes 43 seconds West, a distance of 2.16 feet for witness;

THENCE North 48 degrees 24 minutes 07 seconds West, along the Northeast line of said private drive, a distance of 38.30 feet to the POINT OF BEGINNING and containing 2,145 square feet or 0.05 acres of land.

0 20 40 60

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

FLOOD NOTE: According to the F.I.R.M. No. 4854680005E, 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 Superior Abstract & Title/KNDS Law Firm. 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 are 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" = 20'
Date: 06/09/19
GF NO.: KD-003226
Job No. 19010944

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STATE OF TEXAS REGISTERED JONATHAN M. QUILL 5682 SURVEYOR

JONATHAN M. QUILL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5682