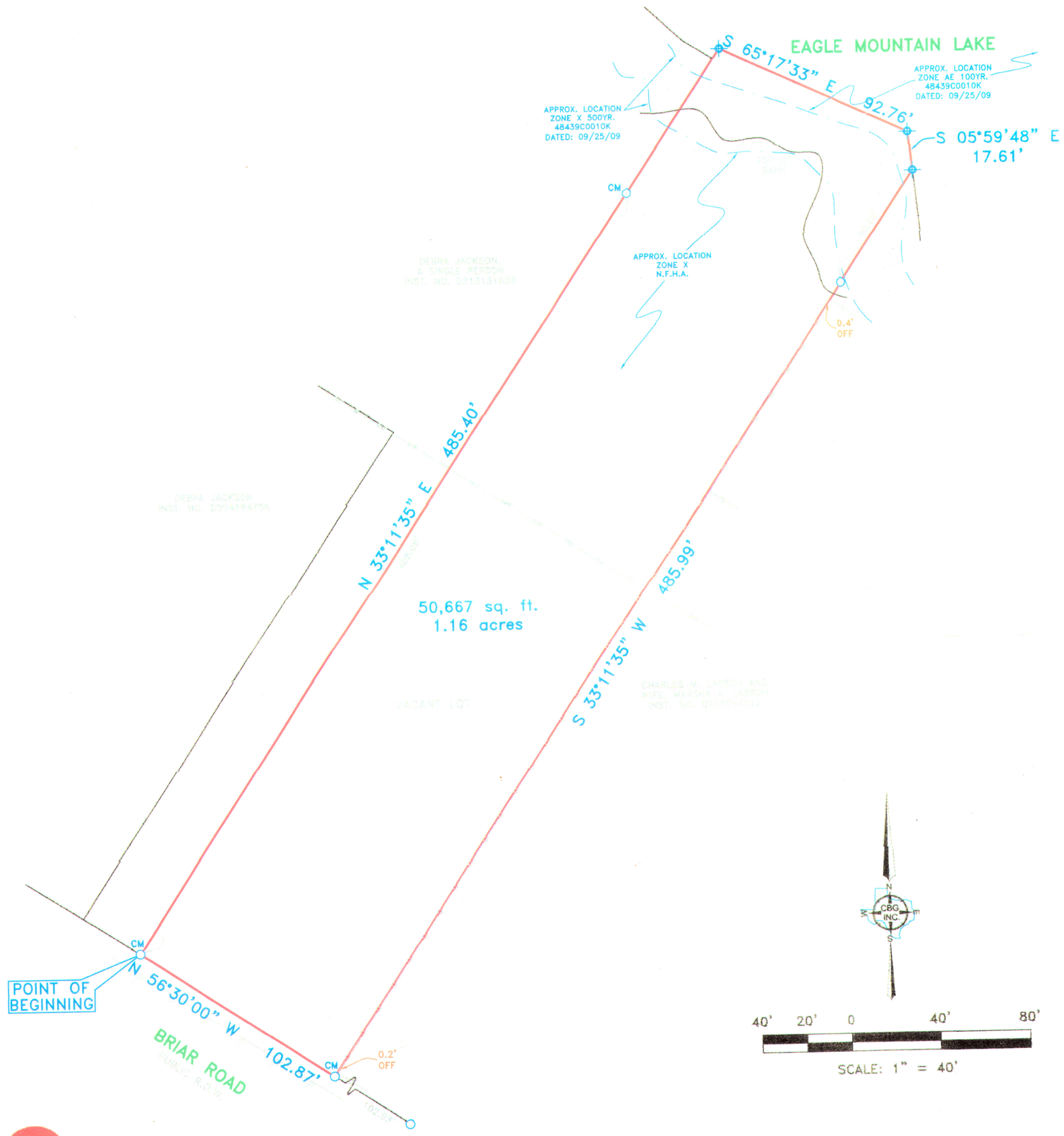

7170 Briar Road

Being a tract of land out of the T. Harmon Survey, Abstract No. 1996, Tarrant County, Texas, same being that tract of land conveyed to James Richard Stacy, Jr., by deed recorded in Instrument No. D204130354, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the South corner of that tract of land conveyed to Debra Jackson, a single person, by deed recorded in Instrument No. D213131638, Deed Records, Tarrant County, Texas, and in the Northeast line of Briar Road (public right-of-way);

THENCE North 33 degrees 11 minutes 35 seconds East, along the Southeast line of said Jackson tract, passing at a distance of 408.08 feet to a 1 inch iron pipe set on-line, and continuing a total distance of 485.40 feet to a point-for-corner, said corner being on the Southwesterly line of Eagle Mountain Lake;

THENCE South 65 degrees 17 minutes 33 seconds East, along the Southwesterly line of said Eagle Mountain Lake, a distance of 92.76 feet to a point-for-corner;

THENCE South 05 degrees 59 minutes 48 seconds East, along the Southwesterly line of said Eagle Mountain Lake, a distance of 17.61 feet to a point-for-corner, said corner being the North corner of that tract of land conveyed to Charles M. Larson and wife, Marsha A. Larson, by deed recorded in Instrument No. D206064912, Deed Records, Tarrant County, Texas;

THENCE South 33 degrees 11 minutes 35 seconds West, along the Northwest line of said Larson tract, passing at a distance of 60.26 feet to a 1/2 inch iron rod found on-line, and continuing a total distance of 485.99 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of said Larson tract, and in the Northeast line of said Briar Road;

THENCE North 56 degrees 30 minutes 00 seconds West, along the Northeast line of said Briar Road, a distance of 102.87 feet to the POINT OF BEGINNING, and containing 50,667 square feet or 1.16 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (J.T. Thompson) hereby certifies to Ernest Edward Dominguez Jr., Woodhaven National Bank, and Capital Title, in connection with the transaction described in G.F. 16-245053-PC that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; 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. 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, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 16th day of March, 2016

J.T. Thompson
Registered Professional Land Surveyor No. 4604

40' 20' 0 40' 80'

SCALE: 1" = 40'

ACCEPTED BY: Ernest Edward Dominguez Jr. 03/31/16
SIGNATURE DATE SIGNATURE DATE

NOTE: According to the F.I.R.M. in Map No. 48439C0010K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone. Except as shown.

Capital Title

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOL. 1109, PG. 223

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

REVISIONS		
DATE	BY	NOTES

LEGEND

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 1" IRON PIPE SET
- POINT FOR CORNER
- "X" FOUND / SET
- UNDERGROUND ELECTRIC — OES — OES
- OVERHEAD ELECTRIC — OHP — OHP
- POWER POLE
- ASPHALT PAVING
- GRAVEL/ROCK ROAD OR DRIVE
- PE – POOL EQUIPMENT
- BRICK COLUMN
- AC – AIR CONDITIONING
- FIRE HYDRANT
- CHAIN LINK FENCE
- WOOD FENCE
- 0.5' WIDE TYPICAL BARBED WIRE
- IRON FENCE
- PIPE FENCE
- COVERED PORCH,DECK OR CARPORT
- OVERHEAD ELECTRIC SERVICE
- OVERHEAD POWER LINE
- CONCRETE PAVING

C.B.G. Surveying, Inc.
12025 Shiloh Rd. Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
Firm No. 10168800
www.cbgdfw.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	03/16/16	1603139	16-245053-PC	WTH

1.16 ACRES

T. HARMON SURVEY, ABSTRACT NO. 1996

TARRANT COUNTY, TEXAS

7170 BRIAR ROAD