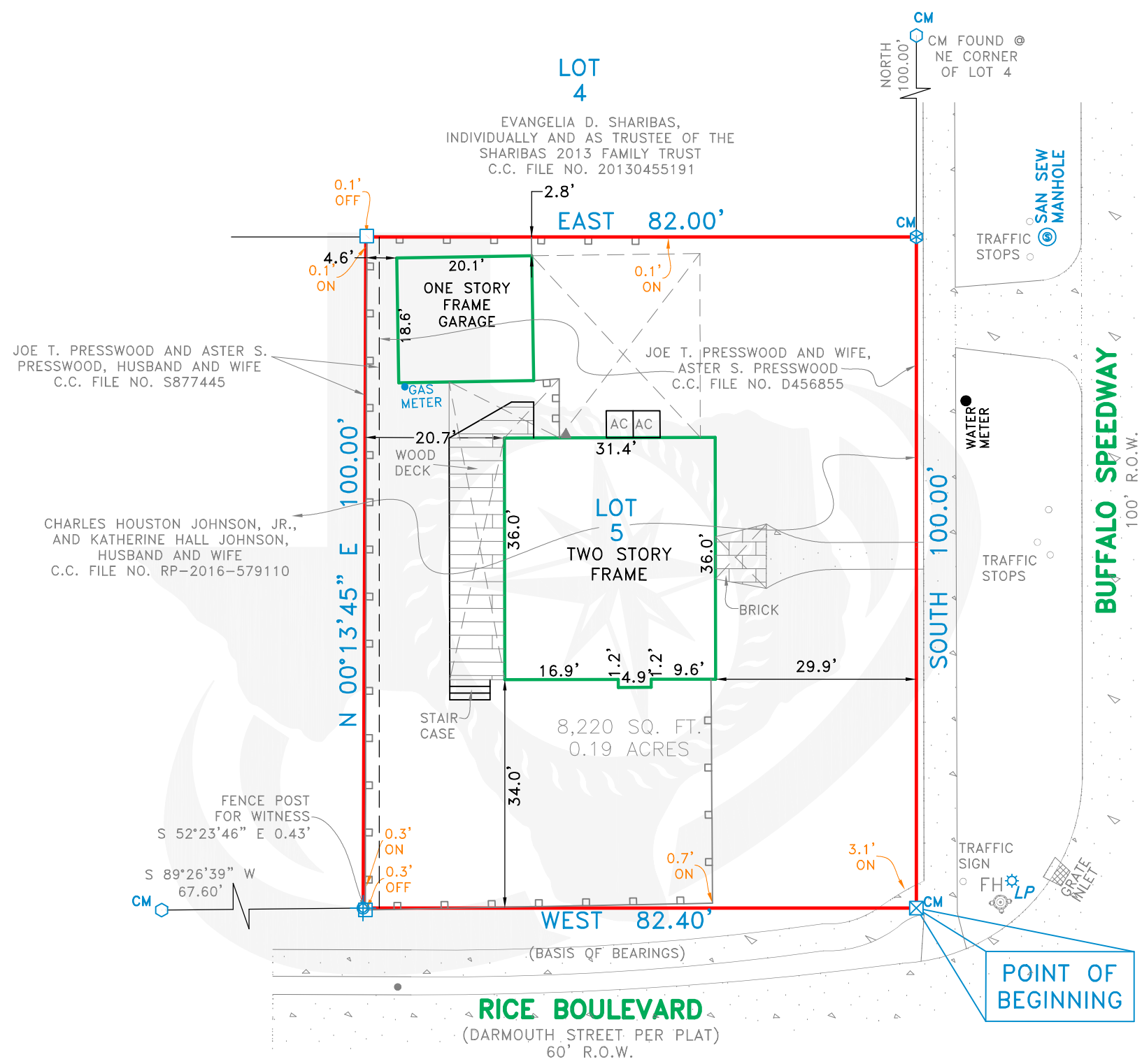


LEGEND

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



6024 Buffalo Speedway

Being a portion of Lot 5, Block 58 of Second Addition to West University Place, an addition to Harris County, Texas, according to the Map or Plat thereof, recorded in Volume 538, Page 147, of the Deed Records of Harris County, Texas, same being that tract of land conveyed to Joe T. Presswood and Aster S. Presswood, husband and wife, by deeds recorded in County Clerk File Nos. D456855 and S877445, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows;

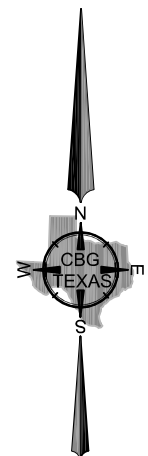
BEGINNING at an "X" found for corner, said "X" being the intersection of the West line of Buffalo Speedway (100 foot right-of-way) and the North line of Rice Boulevard (60 foot right-of-way);

THENCE West (bearing base from aforesaid deed S877445), along said North line of Rice Boulevard, a distance of 82.40 feet to a point for corner, said corner being the Southeast corner of that tract of land conveyed to Charles Houston Johnson, Jr., and Katherine Hall Johnson, husband and wife, by deed recorded in County Clerk File No. RP-2016-579110, Official Public Records of Harris County, Texas, from which a fence corner post found bears South 52 degrees 23 minutes 46 seconds East, a distance of 0.43 feet for witness;

THENCE North 00 degrees 13 minutes 45 seconds East, along the East line of said Johnson tract, a distance of 100.00 feet to a fence corner post found for corner, said corner being the Northeast corner of said Johnson tract, and lying along the South line of Lot 4 of said West University Place;

THENCE East, along said South line of Lot 4, a distance of 82.00 feet to a 3/4 Inch iron pipe found for corner, said corner being the Southeast corner of said Lot 4, and lying along the aforementioned West line of Buffalo Speedway;

THENCE South, along said West line of Buffalo Speedway, a distance of 100.00 feet to the POINT OF BEGINNING and containing 8,220 square feet or 0.19 acres of land.



NOTES:
BEARINGS BASED ON SUBJECT DEED RECORDED IN C.C. FILE NO. S877445.
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48201C0860L, 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 The Client. 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: MARIA
Scale: 1" = 20'
Date: 02/02/2021
GF NO.: N/A
Job No. 2101600

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