CBG SURVEYING TEXAS LLC
DFW - Houston - East Texas - Austin - San Antonio

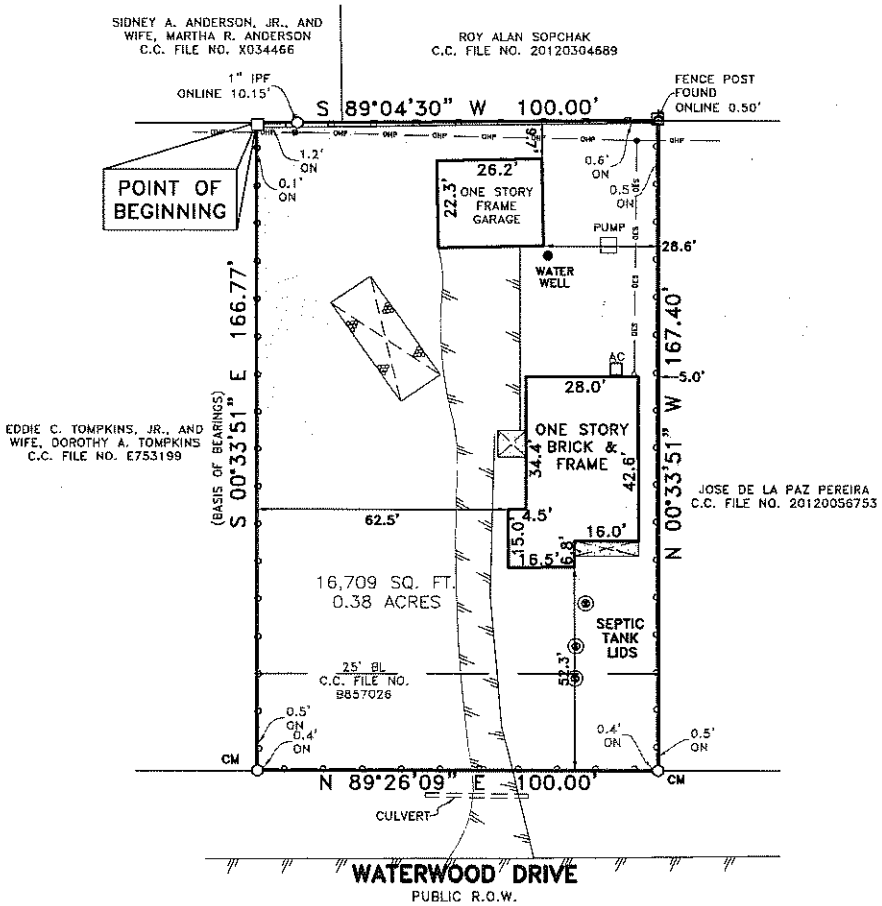
Capital Title

LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- 1" PIPE FOUND
- "X" FOUND/SET
- POINT FOR CORNER
- 5/8" ROD FOUND
- TRANSFORMER PAD
- COLUMN
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC POWER
- 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
- IRON FENCE
- BARBED WIRE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- STONE
- CONCRETE
- COVERED AREA
- BRICK

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CLERK'S FILE NOS. B857026, B938938, 20140011560



212 Waterwood Drive

Being a tract of land situated in the Gilbert Brooks 4428.40 Acre Survey, Abstract No. 6, Harris County, Texas, same being that tract of land conveyed to Jonathon Glen Tullos, a single man, by deed recorded in County Clerk File No. 20080526936, Real Property Records of Harris County, Texas, also known as the West 1/2 of Tract 253 of Water Wonderland, an unrecorded Subdivision in Harris County, Texas, and being more particularly described by metes and bounds as follows:

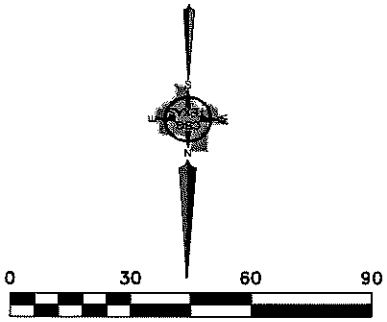
BEGINNING at a fence post found for corner, said corner being the Southwest corner of that tract of land conveyed to Eddie C. Tompkins Jr., and wife, Dorothy A. Tompkins, by deed recorded in County Clerk File No. E753199, Real Property Records of Harris County, Texas and lying along the North line of that tract of land conveyed to Sidney A. Anderson, Jr., and wife, Martha R. Anderson, by deed recorded in County Clerk File No. X034466, Real Property Records of Harris County, Texas;

THENCE South 89 degrees 04 minutes 30 seconds West, along the North line of said Anderson tract, passing at a distance of 10.15 feet to 1 inch iron pipe found online for reference and continuing a total distance of 100.00 feet to a point for corner, said corner lying along the North line of that tract of land conveyed to Roy Alan Sopchak, by deed recorded in County Clerk File No. 20120304689, Real Property Records of Harris County, Texas, and being the Southeast corner of that tract of land conveyed to Jose De La Paz Pereira, by deed recorded in County Clerk File No. 20120056753, Real Property Records of Harris County, Texas, from which a fence found bears online in a Southerly direction at a distance of 0.60 feet for reference;

THENCE North 00 degrees 33 minutes 51 seconds West, along the East line of said Pereira tract, a distance of 167.40 feet to a 1 inch iron pipe found for corner, said corner being the Northeast corner of said Pereira tract and lying along the South line of Waterwood Drive (public right-of-way);

THENCE North 89 degrees 26 minutes 09 seconds East, along the South line of said Waterwood Drive, a distance of 100.00 feet to a 1 inch iron pipe found for corner, said corner being the Northwest corner of said Tompkins tract;

THENCE South 00 degrees 33 minutes 51 seconds East, along the West line of said Tompkins tract, a distance of 166.77 feet to the POINT OF BEGINNING and containing 16,709 square feet or 0.38 acres of land.



NOTES:
BEARINGS ARE BASED ON DEED RECORDED IN C.C. FILE NO. 20080526936.

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

FLOOD NOTE: According to the F.I.R.M. No. 48201C0340L, 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 Capital 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 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: 7/17/19 Accepted by: Purchaser

Purchaser

Drawn By: MARIA
Scale: 1" = 30'
Date: 07/16/19
GF NO.: 19-426013-KW
Job No. 1913929

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R.P.L.S. NO. 4604