



**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: REVISION MADE TO REMOVE WATERMARK. 06/26/2023

**NOTES:**  
 BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
**FLOOD NOTE:** According to the F.I.R.M. No. 48201C0655M, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.  
 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.

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 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.

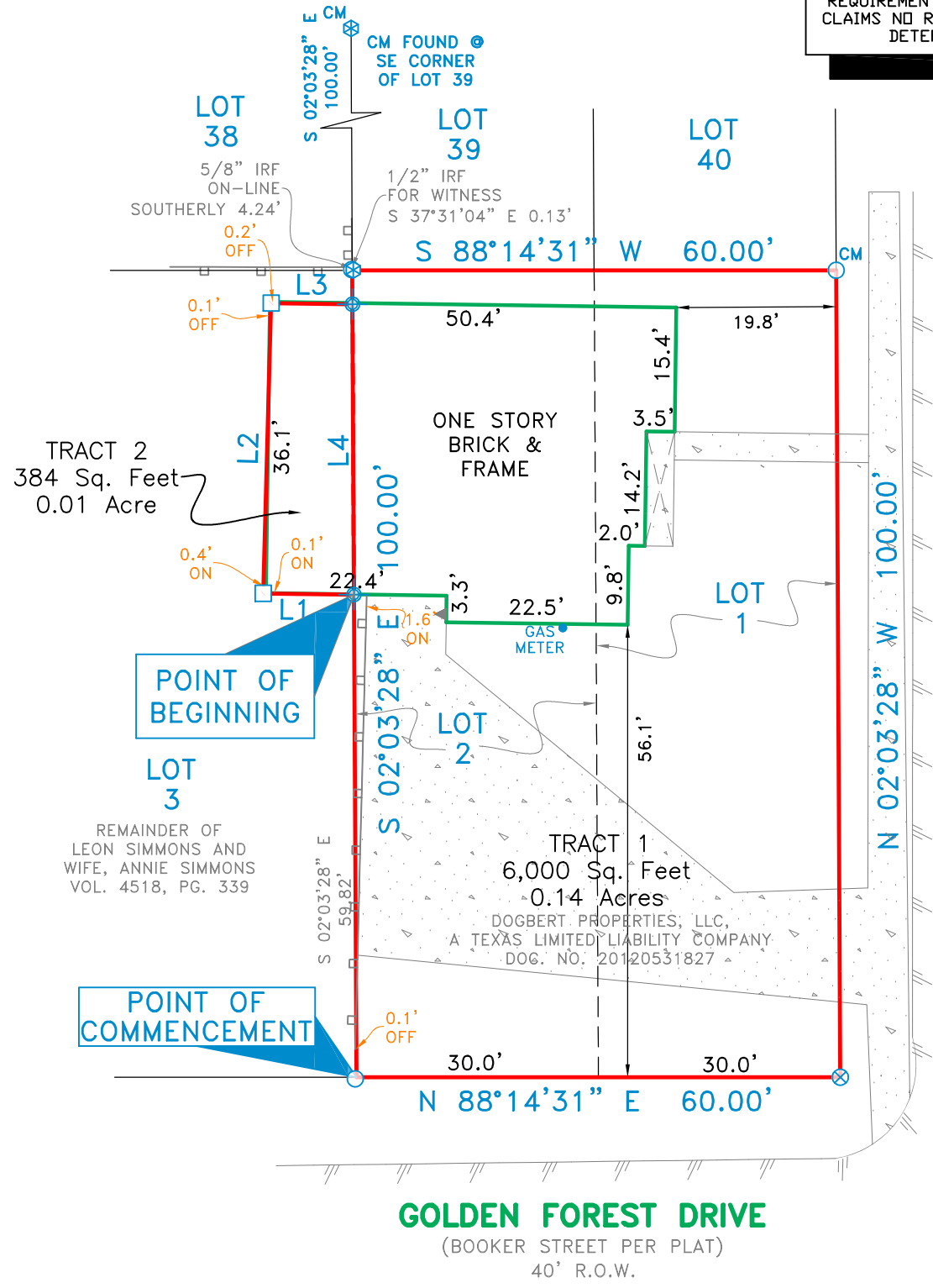
Accepted by: \_\_\_\_\_  
 Date: \_\_\_\_\_ Purchaser

Drawn By: MARIA  
 Scale: 1" = 20'  
 Date: 06/22/2023  
 GF NO.: N/A  
 Job No. 2309334

1413 E. IH-30, Ste. 7  
 Garland, TX 75043  
 P 214.349.9485  
 F 214.349.2216  
 Firm No. 10168800  
 www.cbgtxl.com

*Bryan Connally*  
 BRYAN CONNALLY  
 R.P.L.S. NO. 5513

**NOTE**  
 THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL GOVERNMENT CODE SECTION 232 AND MAY BE SUBJECT TO PLATTING REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROPERTY. CBG SURVEYING CLAIMS NO RESPONSIBILITIES OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.



LINE	BEARING	DISTANCE
L1	N 88°53'03" E	11.27'
L2	S 00°11'36" E	35.99'
L3	S 88°53'03" W	10.10'
L4	N 02°03'28" W	35.99'

**5310 Randon Road**

**TRACT 1:**  
 Lots One (1), and Two (2), Block Twenty-Two (22) of Roslyn Heights, according to the map or plat thereof, recorded in Volume 5, Page 14, Map Records of Harris County, Texas.

**TRACT 2:**  
 Being a portion of Lot Three (3), Block Twenty-Two (22) of Roslyn Heights, according to the map or plat thereof, recorded in Volume 5, Page 14, Map Records of Harris County, Texas, same being a portion of that tract of land conveyed to Leon Simmons and wife, Annie Simmons, by deed recorded in Volume 4518, Page 339, Deed Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner being the common Northwest corner of Lot 3 and Northeast corner of Lot 2 of said Roslyn Heights, and lying along the South line of Golden Forest Drive (40 foot right-of-way), and being South 88 degrees 14 minutes 31 seconds West, a distance of 60.0 feet, from the intersection of said South line of Golden Forest Drive and East line of Randon Road (40 foot right-of-way);

THENCE South 02 degrees 03 minutes 28 seconds East, along the East line of said Lot 2, a distance of 59.82 feet to a point for corner, said corner being the POINT OF BEGINNING of that tract herein described;

THENCE North 88 degrees 53 minutes 03 seconds East, along departing the common lot lines of Lot 2 and 3, a distance of 11.27 feet to a building corner;

THENCE South 00 degrees 11 minutes 36 seconds East, a distance of 35.99 feet to a building corner;

THENCE South 88 degrees 53 minutes 03 seconds West, a distance of 10.10 feet to a point for corner, said corner lying along the aforementioned East line of Lot 2, from which a 5/8 inch iron rod found on-line bears in a Southerly direction, at a distance of 4.24 feet, at the common Southwest corner of Lot 3, Southeast corner of Lot 2, Northwest corner of Lot 38, and Northeast corner of Lot 39;

THENCE North 02 degrees 03 minutes 28 seconds West, along said East line of Lot 2, a distance of 35.99 feet to the POINT OF BEGINNING and containing 384 square feet or 0.01 acre of land.

