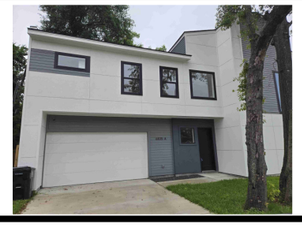
CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS



SUPREME TitleCompany
PURSUING EXCELLENCE

LEGEND

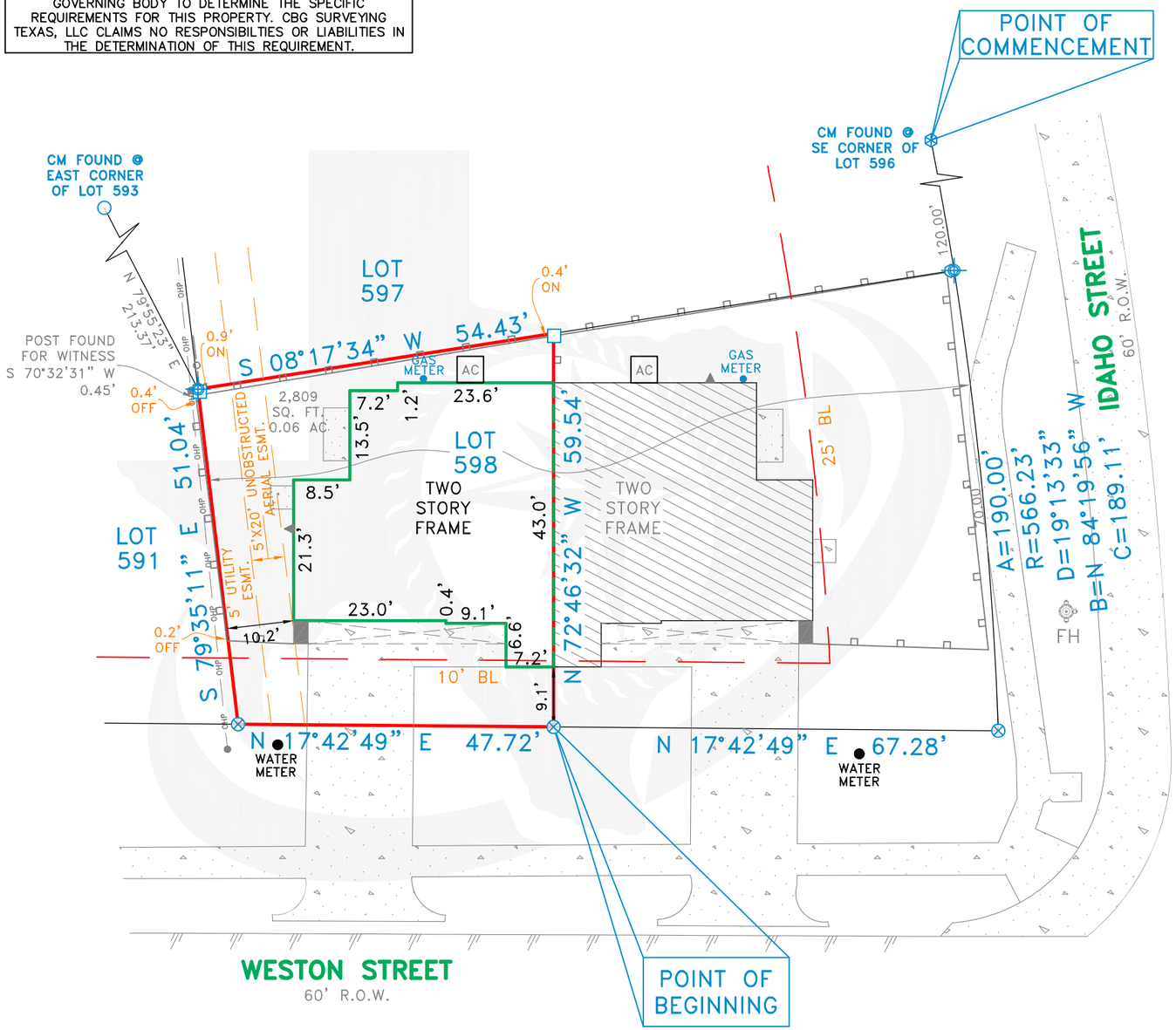
- 1/2" ROD FOUND
- 1/2" ROD SET
- 1/2" PIPE FOUND
- "X" FOUND/SET
- POINT FOR CORNER
- 1" PIPE FOUND
- T TRANSFORMER PAD
- COLUMN
- UNDERGROUND ELECTRIC
- —OHP— OVERHEAD ELECTRIC POWER
- —OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- DOUBLE SIDED WOOD FENCE
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- POWER POLE
- OVERHEAD ELECTRIC
- IRON FENCE
- 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.

APPARENT ENCROACHMENT INTO/OVER BUILDING LINE.

NOTE
THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL CODE PURSUANT TO CHAPTER 212 AND CHAPTER 232 OF TEXAS LOCAL GOVERNMENT CODE 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 TEXAS, LLC CLAIMS NO RESPONSIBILTIES OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.



6835 Weston Street #A

BEING a portion of Lot 598, in Block 24, of Macgregor Terrace, Section 3, a subdivision in Harris County, Texas, according to the Plat thereof recorded in Volume 35, Page 33, of the Map Records of Harris County, Texas, same being a portion of that tract of land conveyed to Ideal Homes Realty, LLC, a Texas limited liability company, by deed recorded in Document No. RP-2021-335085, Official Public Records, Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch pipe found for corner, said corner being the Southeast corner of Lot 596, Block 24, of said Macgregor Terrace, Section 3 Addition, same being along the North line of Idaho Street (60 foot right-of-way), and being the beginning of a non-tangent curve turning to the right, with a radius of 566.23 feet, a delta angle of 19 degrees 13 minutes 33 seconds, a chord bearing of North 84 degrees 19 minutes 56 seconds West, and a chord length of 189.11 feet;

THENCE along said curve to the right, along the North line of said Idaho Street, an arc length of 190.00 feet to a 1/2 iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being at the intersection of the North line of said Idaho Street and the Southeast line of Weston Street (60 foot right-of-way);

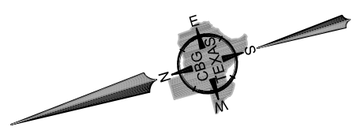
THENCE North 17 degrees 42 minutes 49 seconds East, along the Southeast line of said Weston Street, a distance of 67.28 feet to a 1/2 iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being the North corner of remainder of said Ideal Homes Realty, LLC tract, and being the POINT OF BEGINNING of said tract herein described:

THENCE North 17 degrees 42 minutes 49 seconds East, along the Southeast line of said Weston Street, a distance of 47.72 feet to a 1/2 iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being the Southwest corner of Lot 591, of said Block 24;

THENCE South 79 degrees 35 minutes 11 seconds East, along the South line of said Lot 591, a distance of 51.04 feet to a point for corner, said corner being the Northwest corner of Lot 597, of said Block 24, from which a post found bears South 70 degrees 32 minutes 31 seconds West, at a distance of 0.45 feet for witness;

THENCE South 08 degrees 17 minutes 34 seconds West, along the West line of said Lot 597, a distance of 54.43 feet to a post for corner, said corner being the East corner of said remainder of Ideal Homes Realty, LLC tract;

THENCE North 72 degrees 46 minutes 32 seconds West, along the Northeast line of said remainder of Ideal Homes Realty, LLC tract, a distance of 59.54 feet the POINT OF BEGINNING and containing 2,809 square feet or 0.06 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. 48201C0890M, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE

This survey is made in conjunction with the information provided by Supreme Title. 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: _____ Purchaser

Date: _____

_____ Purchaser

Drawn By: RYR
Scale: 1" = 20'
Date: 05/17/2024
GF NO.: GFN
Job No. 2406892

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NATHAN ALAN PARE R.P.L.S. NO. 6845