



### 7206 E. Mount Houston Road

Being a portion of Tract 2-B, 3-A, 10 and 11, Block 11, of Houston Suburban Heights, an addition to the City of Harris, Harris County, Texas, according to the plat thereof recorded in Volume 2, Page 10, of the Plat Records of Harris County, Texas, same being a portion of that tract of land conveyed to Laverne Nappier by deed recorded in Clerk's File No. V257265, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of a tract of land conveyed to Sachi Trading LLC., called tract 2, by deed recorded in Instrument No. RP-2023-103587, Official Public Records of Harris County, Texas, and being in the South line of E. Mount Houston Road (a Public right-of-way);

THENCE South 02 degrees 23 minutes 47 seconds East, along the West line of said Sachi Trading tract, a distance of 917.91 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of said Sachi Trading LLC., called tract 1, and being in the North line of a tract of land conveyed to Natividad Turcios and wife, Maria Valeia Turcios, by deed recorded in Instrument No. RP-2016-520786, Official Public Records of Harris County, Texas;

THENCE South 87 degrees 01 minute 24 seconds West, along the North line of said Turcios tract, a distance of 149.01 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Turcios tract;

THENCE South 03 degrees 06 minutes 55 seconds East, along the West line of said Turcios tract, a distance of 295.95 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of a tract of land conveyed to Marina F. Sugg & Kenneth L. Sugg, Jr., by deed recorded in Instrument No. RP-2020-154065, Official Public Records of Harris County, Texas;

THENCE South 87 degrees 17 minutes 48 seconds West, along the North line of said Sugg (RP-2020-154065) tract, a distance of 278.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of a tract of land conveyed to Marina F. Sugg and Kenneth L. Sugg, Jr., by deed recorded in Instrument No. RP-2021-659749, Official Public Records of Harris County, Texas, from which a 1/2 inch iron rod found for witness bears South 87 degrees 17 minutes 48 seconds West, a distance of 20.00 feet;

THENCE North 02 degrees 42 minutes 12 seconds West, along the East line of said Sugg (RP-2021-659749) tract, a distance of 1215.52 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of said Sugg (RP-2021-659749) tract, and being in the South line of said E. Mount Houston Road;

THENCE North 87 degrees 25 minutes 31 seconds East, along the South line of said E. Mount Houston Road, a distance of 429.80 feet to the POINT OF BEGINNING and containing 474,665 square feet or 10.90 acres of land.

### SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Capital Title, in connection with the transaction described in G.F. 23-750098-KW 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 as are 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 August, 2023

*Abel P. Stendahl*  
 Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48201C0495L, this property does lie in Zone AE and DOES lie within the 100 year flood zone.

ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NOTES:  
 BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.  
 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 FOUND
□	FENCE POST CORNER
⊗	"X" FOUND / SET
⊗	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
●	OVERHEAD ELECTRIC
⊙	POWER POLE
⊙	PE - POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊙	FIRE HYDRANT
—	OES - OES
—	OHP - OHP
⊙	POINT FOR CORNER
—	ASPHALT PAVING
—	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
—	DOUBLE SIDED WOOD FENCE
—	GRAVEL/ROCK ROAD OR DRIVE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	08/16/23	2311692	SEE ABOVE	JCM

## METES AND BOUNDS

HOUSTON SUBURBAN HEIGHTS  
 HARRIS COUNTY, TEXAS  
 7206 E. MOUNT HOUSTON ROAD