

**14910 Stuebner Airline Road**

Being a tract of land situated in the G.H. De Lesdemier Survey, Abstract No. 229, Harris County, Texas, same being that tract of land conveyed to Joel Glenn Burkholder, by deed recorded in Document No. RP-2019-114460, 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 yellow plastic cap stamped "CBG Surveying" for corner, said corner lying along the Northwest line of Reserve "A", Block 1, of Olde Oaks, Section 2, a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded in Volume 244, Page 15 of the Map Records of Harris County, Texas, and being the East corner of that tract of land conveyed to Ardeshir Darvish, a single person (Tract 2), by deed recorded in Document No. 20130536926, Official Public Records of Harris County, Texas, from which a 5/8 inch iron rod found on-line bears in Northeasterly direction, at a distance of 0.40 feet for reference, and another 5/8 inch iron rod found bears South 57 degrees 25 minutes 50 seconds West, a distance of 0.97 feet for witness;

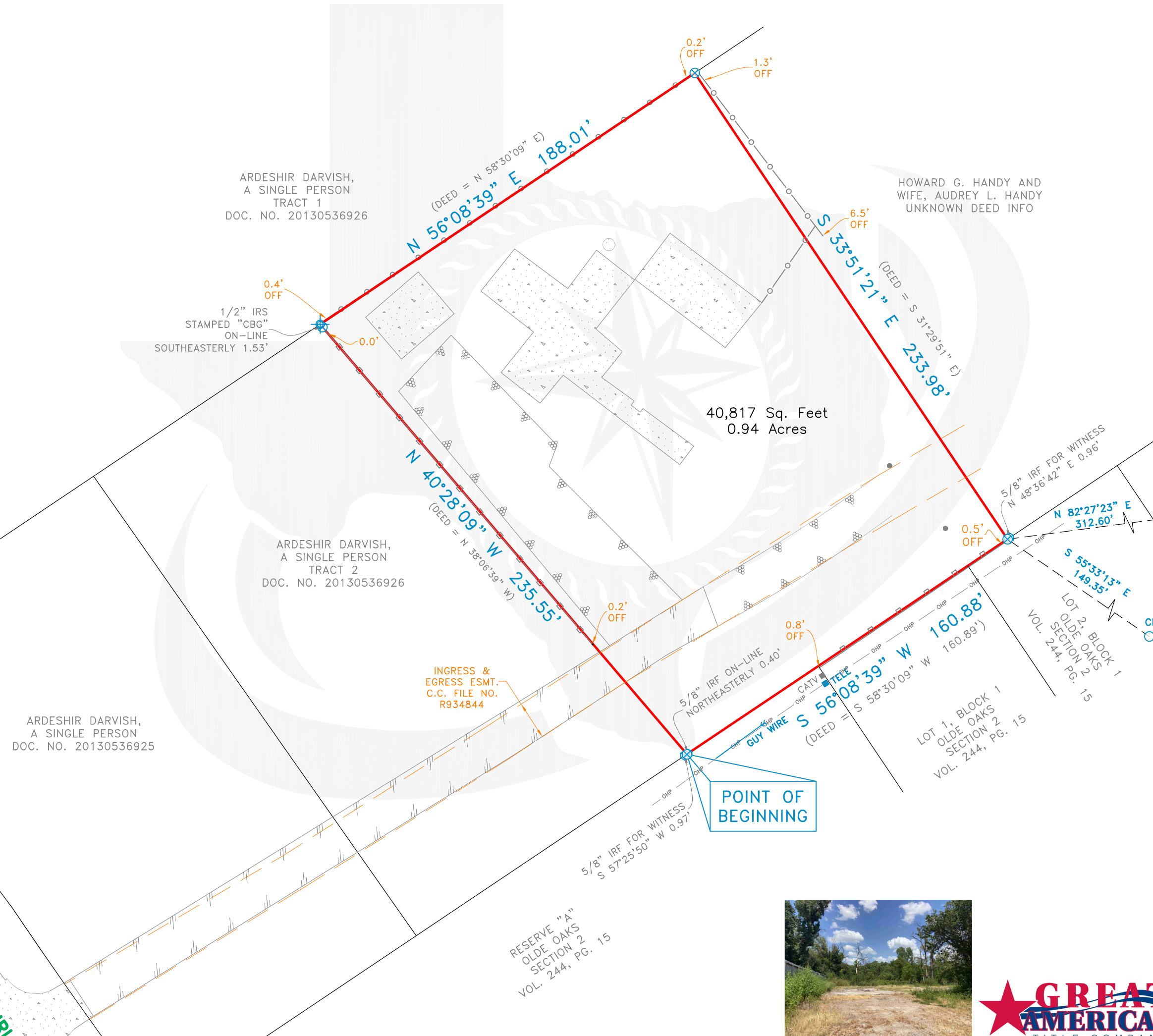
THENCE North 40 degrees 28 minutes 09 seconds West, along the Northeast line of said Darvish tract (Tract 2), a distance of 235.55 feet to a point for corner, said corner being the North corner of aforesaid Darvish tract (Tract 2), and lying along the Southeast line of said Darvish tract (Tract 1), from which a 1/2 inch iron rod set on-line bears in a Southeasterly direction, at a distance of 1.53 feet for reference;

THENCE North 56 degrees 08 minutes 39 seconds East, along said Southeast line of said Darvish tract (Tract 1), a distance of 188.01 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

THENCE South 33 degrees 51 minutes 21 seconds East, a distance of 233.98 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner lying along the Northwest line of Lot 2, Block 1 of said Olde Oaks, from which a 5/8 inch iron rod found bears North 48 degrees 36 minutes 42 seconds East, a distance of 0.96 feet for witness, and a 1/2 inch iron rod found bears North 82 degrees 27 minutes 23 seconds East, a distance of 312.60 feet, at the South corner of Lot 6, Block 1 of said Olde Oaks, Section 2;

THENCE South 56 degrees 08 minutes 39 seconds West, along said Northwest line of Lot 2, a distance of 160.88 feet to the POINT OF BEGINNING and containing 40,817 square feet or 0.94 acres of land.

Together with 30 foot Ingress Rights for the purpose of a Roadway Easement from the East ROW line of Stuebner Airline Road to the above described property, as recorded in County Clerk's File No. R934844.



**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor hereby certifies to AGOFFI LLC and Great American Title Company, in connection with the transaction described in G.F. No. 2102077 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 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:



NOTE: According to the F.I.R.M. in Map No. 48201C0245M, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

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

NOTES:  
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE.  
PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: COUNTY CLERK'S FILE NO. R934844

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	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
⊙	GRAVEL/ROCK ROAD OR DRIVE
■	POOL EQUIPMENT
□	COLUMN
AC	AIR CONDITIONING
⊕	FIRE HYDRANT
— OES —	OVERHEAD ELECTRIC SERVICE
— OHP —	OVERHEAD POWER LINE
⊙	POINT FOR CORNER
▨	CONCRETE PAVING
▭	METAL FENCE
▨	ASPHALT PAVING
▭	CHAIN LINK FENCE
▭	WOOD FENCE
—x—x—	0.5' WIDE TYPICAL BARBED WIRE
▭	IRON FENCE
▭	PIPE FENCE
▭	COVERED PORCH, DECK OR CARPORT

**CBG SURVEYING TEXAS LLC**  
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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	08/23/2023	2313302	SEE CERT.	MARIA

**METES AND BOUNDS**

G.H. DE LESDEMIER SURVEY, ABSTRACT NO. 229

HARRIS COUNTY, TEXAS

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