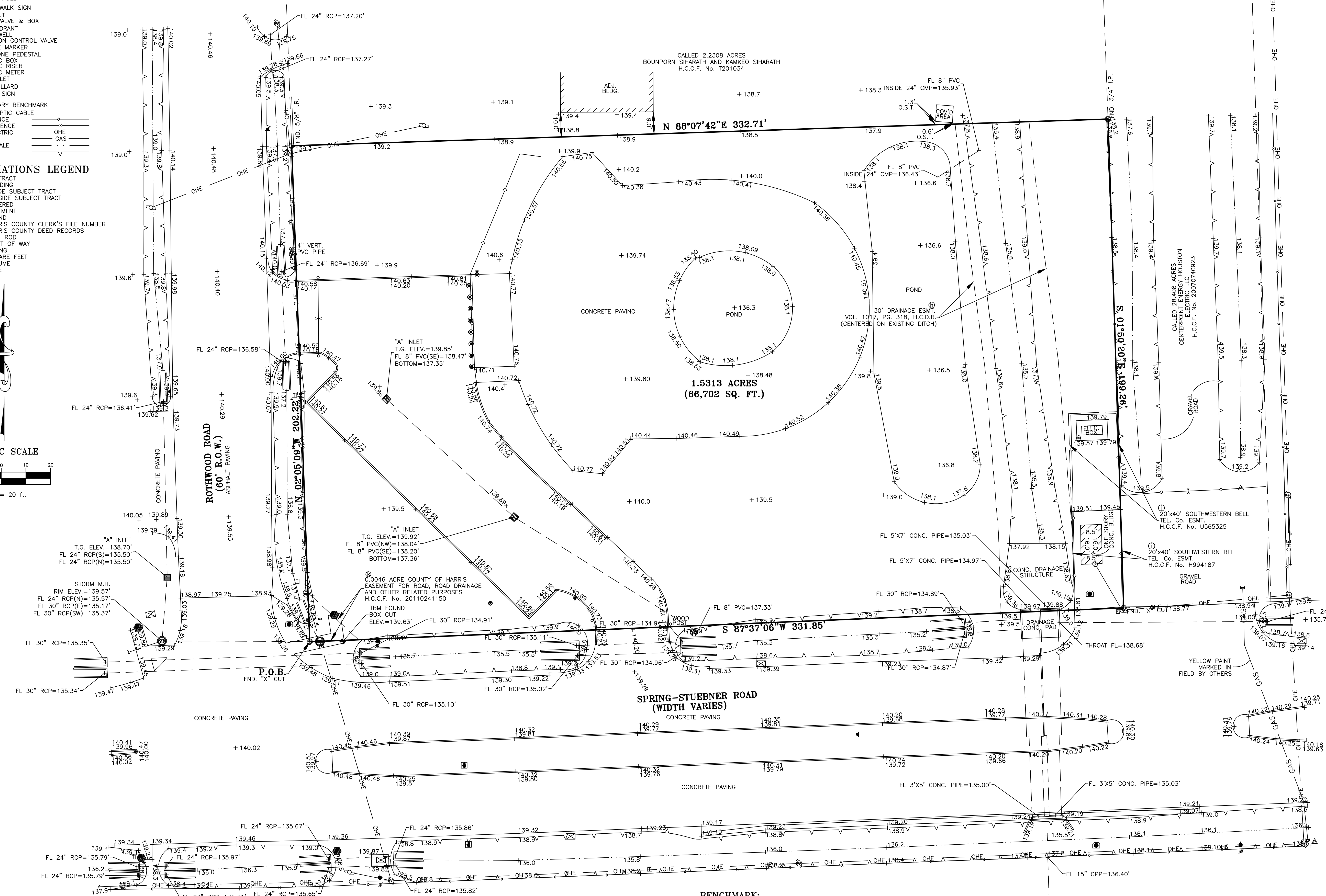
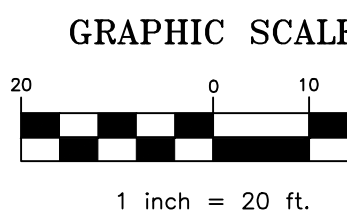


SYMBOLS LEGEND

- IRON ROD FOUND
- POWER POLE
- SERVICE POLE
- GUY ANCHOR
- STORM MANHOLE
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC POLE
- CROSS WALK SIGN
- CLEANOUT
- WATER VALVE & BOX
- FIRE HYDRANT
- WATER WELL
- IRRIGATION CONTROL VALVE
- PIPELINE MARKER
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- ELECTRIC RISER
- ELECTRIC METER
- AREA INLET
- PIPE BOLLARD
- TRAFFIC SIGN
- GAS LID
- TEMPORARY BENCHMARK
- FIBER OPTIC CABLE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- OVERHEAD ELECTRIC
- GAS LINE
- CENTER OF SWALE
- TOP OF BANK

ABBREVIATIONS LEGEND

- A ABSTRACT
- B.L.D.C. BUILDING
- I.S.T. INSIDE SUBJECT TRACT
- O.S.T. OUTSIDE SUBJECT TRACT
- COVD COVERED
- ESMT. EASEMENT
- FND FOUND
- H.C.C.F. No. HARRIS COUNTY CLERK'S FILE NUMBER
- H.C.D.R. HARRIS COUNTY DEED RECORDS
- I.R. IRON ROD
- R.O.W. RIGHT OF WAY
- PAV. PAVING
- SQ. FT. SQUARE FEET
- VOL. VOLUME
- PG. PAGE



NOTES:

1. This survey was prepared with the benefit of a title commitment issued by Chicago Title Insurance Company, G.F. No. 2354964, effective date: June 9, 2024 and issued June 14, 2024; no additional research regarding the existence of easements or restrictions of record has been performed by DJV Land Surveying.
2. This tract lies in Zone "X", areas determined to be outside the 0.2% annual chance floodplain, as per the National Flood Insurance Program FIRM Map Panel Number 48201C0255L, effective date: June 18, 2007.
3. Bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83.
4. Mineral Rights and/or Lease Rights are not survey related and therefore not a part of this survey.
5. Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
6. At the time of this survey all visible improvements and utilities were located and shown hereon.
7. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named above and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.
8. The address is 4804 SPRING STUEBNER RD, SPRING, TX 77389.

LEGAL DESCRIPTION:

METES AND BOUNDS DESCRIPTION
 1.5313 ACRES (66,702 SQUARE FEET)
 LOCATED IN THE
 JAMES COOPER SURVEY, ABSTRACT NUMBER 189
 HARRIS COUNTY, TEXAS

Being a tract or parcel containing 1.5313 acres (66,702 square feet) of land situated in the James Cooper Survey, Abstract Number 189, Harris County, Texas; Said 1.5313 acre tract of record in the name of Spring Stuebner Property Fund LLC in Harris County Clerk's File (H.C.C.F.) Number 20140207076; Said tract being more particularly described as follows (Bearings described herein are referenced to the Texas Coordinate System, South Central Zone No. 4204 (NAD83):

BEGINNING at an "X" cut found in concrete for the southwest corner of the herein described tract, being on the north Right-of-Way (R.O.W.) line of Spring Stuebner Road (width varies) and the east R.O.W. line of Rothwood Road (60 feet wide);

THENCE, coincident the west line of the herein described tract and the east R.O.W. line of aforesaid Rothwood Road, North 02 Degrees 05 Minutes 09 Seconds West, a distance of 202.22 feet to a 5/8 inch iron rod found for the northwest corner of the herein described tract and the southwest corner of a called 2.2308 acre tract of record in the name of Bounporn Siharath and Kamkeo Siharath in H.C.C.F. Number T201034, and being on the east R.O.W. line of said Rothwood Road;

THENCE, coincident the north line of the herein described tract and the south line of aforesaid 2.2308 acre tract, North 88 Degrees 07 Minutes 42 Seconds East, a distance of 332.71 feet to a 3/4 inch iron pipe found for the northeast corner of the herein described tract and the southwest corner of said 2.2308 acre tract, and being on the west line of a called 28.408 acre tract in the name of CenterPoint Energy Houston Electric, LLC in H.C.C.F. Number 20070740923;

THENCE, coincident the east line of the herein described tract and the west line of aforesaid 28.408 acre tract, South 01 Degree 50 Minutes 20 Seconds East, a distance of 199.26 feet to an "X" cut found in concrete for the southeast corner of the herein described tract and the southwest corner of said 28.408 acre tract, and being on the north R.O.W. line of aforesaid Spring Stuebner Road;

THENCE, coincident the south line of the herein described tract and the north R.O.W. line of aforesaid Spring Stuebner Road, South 87 Degrees 37 Minutes 06 Seconds West, a distance of 331.85 feet to the POINT OF BEGINNING and containing 1.5313 acres (66,702 square feet) of land.

SCHEDULE B:

- d. Pipeline right-of-way easement in favor of The Texas Company as set forth in instrument recorded in/under Volume 213, Page 404 of the Deed Records of Harris County, Texas. Said easement conveyed to American Oil Pipeline Company by instrument recorded in/under Volume 3220, Page 518 of the Deed Records of Harris County, Texas. (not plottable) (blanket in nature)
- e. An easement for purposes of telephone and telegraph lines located on subject property granted to Southwestern Bell Telephone Company by instrument recorded in/under Volume 845, Page 226 of the Deed Records of Harris County, Texas. (not plottable)
- f. Pipeline right-of-way easement in favor of Humble Oil & Refining Company as set forth in instrument recorded in/under Volume 1496, Page 647 of the Deed Records of Harris County, Texas. (not plottable) (blanket in nature)
- g. Pipeline right-of-way easement in favor of American Oil Pipe Line Company as set forth in instrument recorded in/under Volume 3055, Page 678 of the Deed Records of Harris County, Texas. (not plottable) (blanket in nature)
- h. An easement for purposes of maintaining a drainage ditch located on subject property granted to County of Harris by instrument recorded in/under Volume 1017, Page 318 of the Deed Records of Harris County, Texas. (shown hereon)
- i. An easement for purposes of above and below ground facilities located on subject property granted to Southwestern Bell Telephone Company by instrument recorded in/under County Clerk's File No. H994187 of the Official Records of Harris County, Texas. (shown hereon)
- j. An easement for purposes of telecommunications facilities located on subject property granted to Southwestern Bell Telephone Company by instrument recorded in/under County Clerk's File No. U565325 of the Official Records of Harris County, Texas. (shown hereon)
- k. An easement for purposes of road, road drainage and other related purposes located on subject property granted to County of Harris by instrument recorded in/under County Clerk's File No. 20110241150 of the Official Records of Harris County, Texas. (shown hereon)

NO.	DATE	DESCRIPTION

BOUNDARY & TOPOGRAPHY SURVEY
OF A 1.5313 ACRE TRACT
H.C.C.F. No. 20140207076
LOCATED IN THE
JAMES COOPER SURVEY, A-189
HARRIS COUNTY, TEXAS

TX ENGINEERING FIRM NO. F-22322
 TX SURVEYING FIRM NO. 10194609
 8118 FRY ROAD, SUITE 402
 CYPRESS, TEXAS 77433
 281.213.2517

SCALE: 1"=20'	PROJECT No. 24-1114	DRAWN BY: CEG
DATE: 12-17-2024	KEY MAP: 291K	CHECKED BY: DVJ

BENCHMARK:
 Harris County Reference Mark No. 120135
 A Metal Rod stamped "HCCSD 4 1986"
 From the intersection of Kuykendahl and Hildebrandt, north along Hildebrandt 0.75 miles to Kilien Oak Lane. East along Kilien Oak Lane to the first driveway past the football field and the benchmark on the left. ELEVATION=146.73' (NAVD 1988, 2001 ADJUSTED)

FOUND-TBM
 A Box cut found on a concrete sidewalk located near the southwest corner of the subject tract, as shown hereon. Elev.=139.63'

To: Imtiaz Mareed, Spring Stuebner Property Fund LLC and Chicago Title Insurance Company.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II Land Title Survey.

Daniel Villa, Jr., PE, RPLS
 Registered Professional Land Surveyor
 Texas Registration No. 6751