

TODD VESELIS AND WIFE, AVA VESELIS
DOC. NO. 20130395454

BILLY L. WEATHERRED AND WESLEY L. WEATHERRED
DOC. NO. Z477814

0 100 200 300

20327 Roberts Cemetery Road

Being a tract of land situated in the Abraham Roberts Survey, Abstract No. 63, Harris County, Texas, same being that tract of land conveyed to Karl J. Stelpflug, by deeds recorded in Document Nos. 20100253768, 20130622002, 20130622004, and Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Northeast corner of that tract of land conveyed to Samad Properties Inc, by deed recorded in Document No. 20140122782, Official Public Records of Harris County, Texas, and lying along the West line of Roberts Cemetery Road (60 foot right-of-way), from which a 1/2 inch iron rod found on-line bears in a Westerly direction, at a distance of 3.16 feet for reference;

THENCE South 88 degrees 38 minutes 47 seconds West, along the North line of said Samad Properties tract, a distance of 250.14 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Samad Properties tract;

THENCE South 02 degrees 46 minutes 15 seconds East, along the West line of said Samad Properties tract, a distance of 351.49 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Geneva Fae Martens, a single person, by deed recorded in Document No. RP-2018-53405, Official Public Records of Harris County, Texas;

THENCE South 88 degrees 15 minutes 24 seconds West, a distance of 600.81 feet to a point for corner, said corner lying along the East line of that tract of land conveyed to JC Yang, L.L.C., a Texas limited liability company, by deed recorded in Document No. 20130555095, Official Public Records of Harris County, Texas, from which a 1/2 inch iron rod found on-line bears in an Easterly direction, at a distance of 0.30 feet for reference;

THENCE North 02 degrees 52 minutes 34 seconds West, along said East line of JC Yang tract, passing at a distance of 355.64 feet to a 1/2 inch iron rod found on-line for reference, continuing at a distance of 465.27 feet to a 1/2 inch iron rod found on-line for reference, and continuing a total distance of 1327.43 feet to a 1 inch iron pipe found for corner, said corner being the Northeast corner of aforesaid JC Yang tract, same being the Southeast corner of that tract of land conveyed to Todd Veselis and wife, Ava Veselis, by deed recorded in Document No. 20130395454, Official Public Records of Harris County, Texas, and being the Southwest corner of that tract of land conveyed to Billy W. Weatherred and Wesley L. Weatherred, by deed recorded in Document No. Z477814, Official Public Records of Harris County, Texas;

THENCE South 86 degrees 58 minutes 00 seconds East, along the South line of said Weatherred tract, a distance of 242.97 feet to a 1/2 inch iron rod found for corner;

THENCE South 02 degrees 49 minutes 30 seconds East, a distance of 487.87 feet to a 1/2 inch iron rod found for corner;

THENCE North 88 degrees 04 minutes 16 seconds East, a distance of 322.49 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Jose G. Ordenez, by deed recorded in Document No. W013900, Official Public Records of Harris County, Texas;

THENCE South 05 degrees 24 minutes 53 seconds East, along the West line of said Ordenez tract, a distance of 232.36 feet to a point for corner, said corner being the Southwest corner of said Ordenez tract, from which a fence post found bears South 45 degrees 11 minutes 28 seconds West, a distance of 4.89 feet for witness;

THENCE North 85 degrees 59 minutes 35 seconds East, along the South line of said Ordenez tract, passing at a distance of 272.96 feet to a 5/8 inch iron rod found on-line for reference, and continuing a total distance of 279.68 feet to a point for corner, said corner being the Southeast corner of said Ordenez tract, and lying along the aforementioned West line of Roberts Cemetery Road;

THENCE South 02 degrees 22 minutes 03 seconds East, along said West line of Roberts Cemetery Road, a distance of 249.65 feet to the POINT OF BEGINNING and containing 666,742 square feet or 15.31 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Farhan S. Qureshi, Nida F. Qureshi, Karl Stelpflug, and University Title Company, in connection with the transaction described in G.F. No. 2360078HE 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 8th day of March, 2023

Registered Professional Land Surveyor



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 NOS. 20070086534, 20140201742

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY: VOLUME 664, PAGE 331, VOLUME 1101, PAGE 567, VOLUME 1582, PAGE 541, VOLUME 1584, PAGE 387, VOLUME 1625, PAGE 434, COUNTY CLERK'S FILE NOS. E916750, U031289

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
1/2" IRON ROD FOUND	PE - POOL EQUIPMENT
1" IRON PIPE FOUND	AC - AIR CONDITIONING
FENCE POST CORNER	FIRE HYDRANT
"X" FOUND / SET	5/8" ROD FOUND
UNDERGROUND ELECTRIC	OVERHEAD ELECTRIC
POWER POLE	POINT FOR CORNER
GRAVEL/ROCK ROAD OR DRIVE	

		419 Century Plaza Dr. Suite 210 Houston, TX 77073 P 281.443.9288 F 281.443.9224 Firm No. 10194280 www.cbgtxllc.com	
SCALE	DATE	JOB NO.	G.F. NO.
1" = 100'	03/08/2023	2302614	SEE CERT.
DRAWN		MARIA	

METES AND BOUNDS

ABRAHAM ROBERTS SURVEY, ABSTRACT NO. 63

HARRIS COUNTY, TEXAS

20327 ROBERTS CEMETERY ROAD