

ADDRESS :949 ROYAL OAKS DRIVE
DICKINSON, TEXAS 77539

BUYER :HHR FUND LTD.

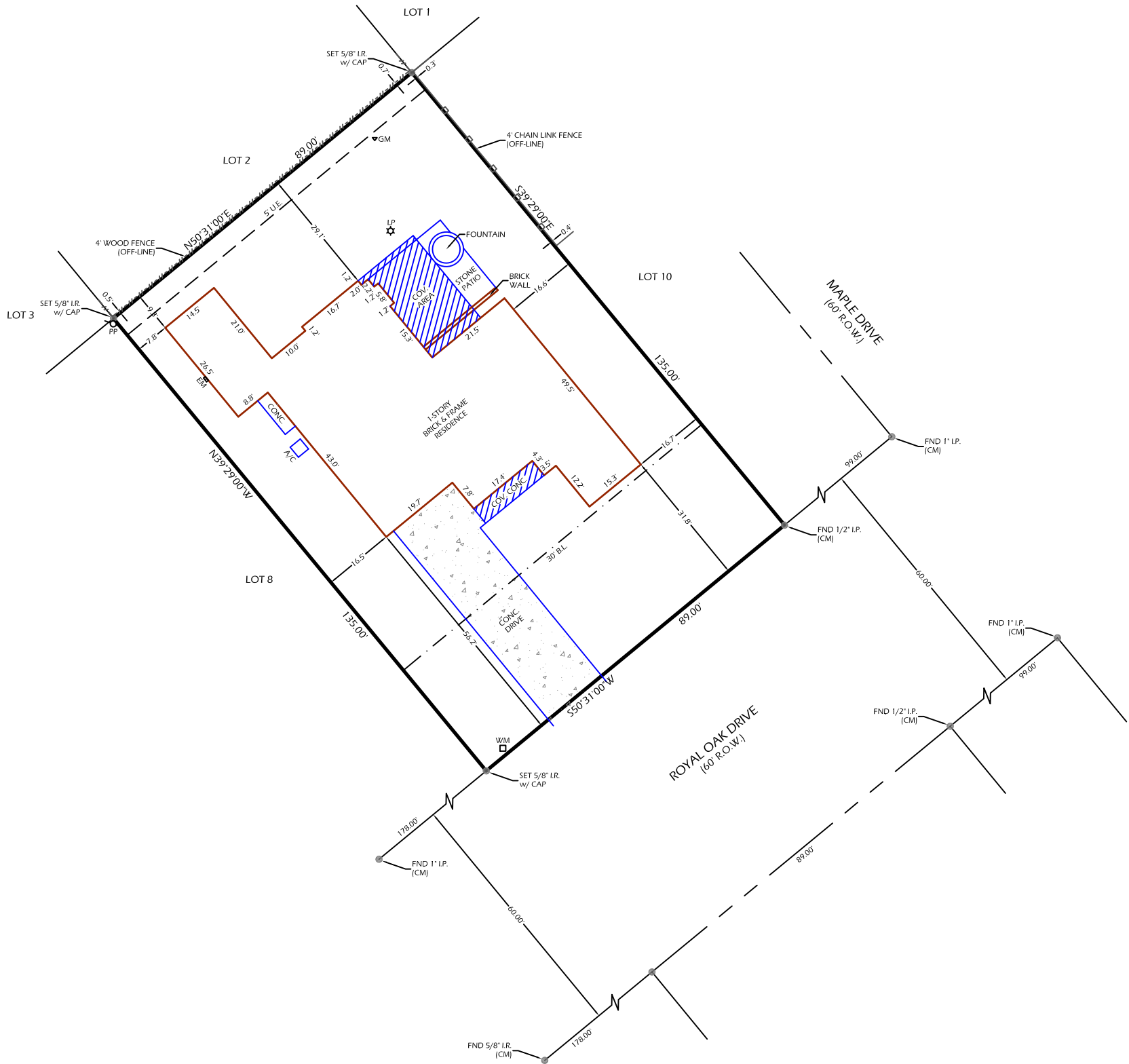
A LAND TITLE SURVEY OF

LOT 9, ROYAL OAKS SUBDIVISION, A SUBDIVISION OF LOT 106, ADDITION "D" TO THE TOWN OF DICKINSON, GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ROYAL OAKS SUBDIVISION OF RECORD IN BOOK 254-A, PAGE 74, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

(BEARINGS BASED ON THE RECORDED PLAT)



SCALE: 1"=30'



NOTES:

1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY GF. NO 1711912-RN-3 OF WFG NATIONAL TITLE INSURANCE COMPANY.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

SCHEDULE B EXCEPTIONS:

1. SITE SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN VOL. 1136, PG. 362 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

DATE: 12-19-2017

REVISION:

DRAWN BY: DP

APPROVED BY: DWG

PROJECT NO: GL-4888

Daniel W. Goodale
DANIEL W. GOODALE, R.P.L.S. NO. 4919

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.



FLOOD INFORMATION

PROPERTY "IS NOT" IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE "B" ACCORDING TO F.I.R.M. MAP NO. 4815690005B DATED 03-04-1991.

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

LEGEND:

- G.C.M.R. - GALVESTON COUNTY MAP RECORD
- G.C.D.R. - GALVESTON COUNTY DEED RECORD
- G.C.C.F. - GALVESTON COUNTY CLERK FILE
- R.O.W. - RIGHT OF WAY
- CM - CONTROL MONUMENT
- I.R./I.P. - IRON ROD/IRON PIPE
- B.L. - BUILDING LINE
- U.E. - UTILITY EASEMENT
- WM - WATER METER
- EM - ELECTRIC METER
- GM - GAS METER
- LP - LIGHT POLE
- PP - POWER POLE

GREENLEAF LAND SURVEYS, LLC
10900 NORTHWEST FWY
SUITE # 129
HOUSTON, TEXAS 77092



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