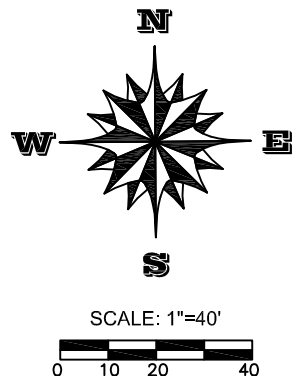
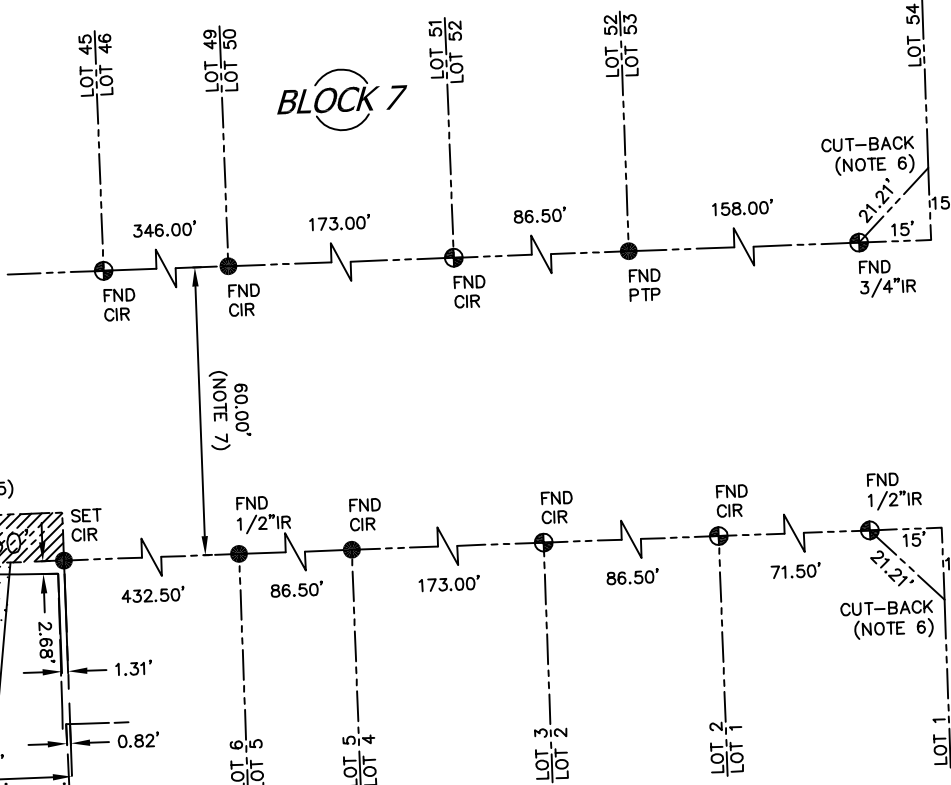


FLOOD PLAIN INFO:

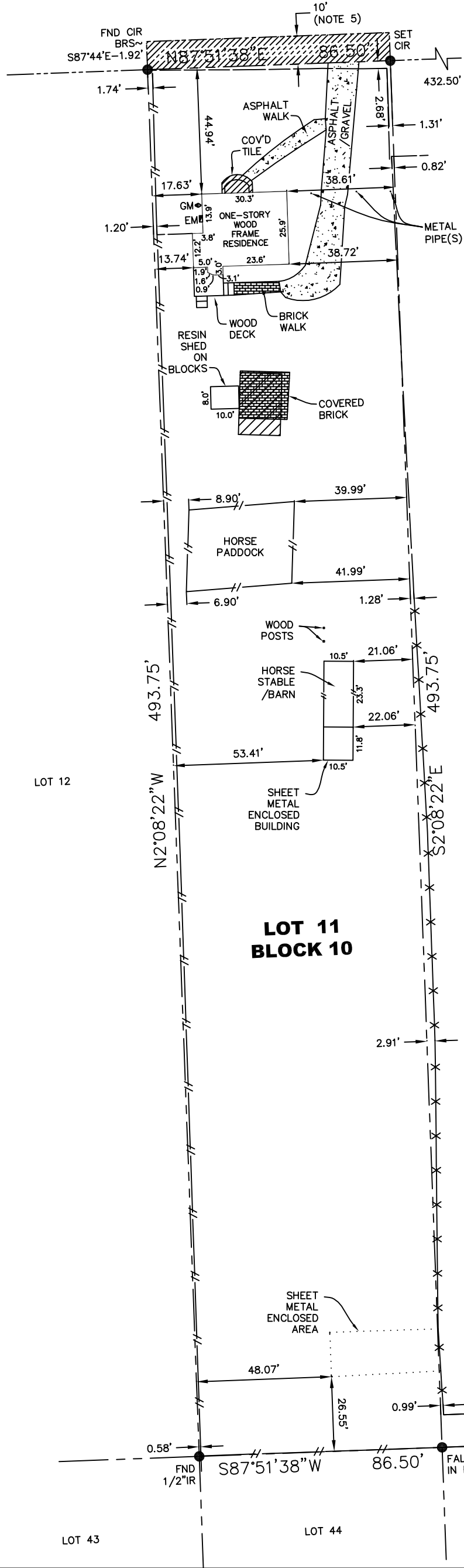
THIS PROPERTY APPEARS TO BE OUT OF THE 100 YEAR FLOOD PLAIN; AS PER FEMA FIRM PANEL NO. 48201C0660M DATED: 06/09/2014 ZONE: "X"
 (BASED ONLY ON VISUAL EXAMINATION OF MAPS) THIS DETERMINATION TO BE USED FOR FLOOD INSURANCE RATE PURPOSES ONLY AND IS NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE. SURVEYOR MAKES NO REPRESENTATION AS TO WHETHER PROPERTY MAY FLOOD.



BLAND ST.
 (R.O.W. VARIES)
 (CALLED 40' R.O.W.)
 VOL. 6, PG. 47 H.C.M.R.



WHEATLEY STREET
 (100' R.O.W.)
 VOL. 6, PG. 47 H.C.M.R.,
 H.C.C.F. NO. 1852866



LEGEND:

- CONTROL MONUMENT
- CHAIN FENCE
- WOOD FENCE
- WIRE FENCE
- PROPERTY LINE
- ASPHALT PAVEMENT
- COVERED AREA
- WOOD DECK
- BRICK
- CIR=CAPPED IRON ROD
- EM=ELECTRICAL SERVICE METER
- FNC=FENCE
- GM=GAS METER
- IP=IRON PIPE
- IR=IRON ROD
- PTP=PINCHED TOP PIPE
- R.O.W.=RIGHT-OF-WAY

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) (CONUS), SOUTH CENTRAL ZONE (5401, FIPS 4204), GEOID 18 (CONUS), PER GPS OBSERVATIONS.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. FTH-21-FAH22001962, EFFECTIVE DATE OF POLICY 01/30/2022, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
3. ALL ABSTRACTING PERFORMED BY TITLE COMPANY
4. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
5. SAVE AND EXCEPT BEING A 10 FT STRIP OF LAND OVER AND ACROSS LOT 11, BLOCK 10, OF HIGHLAND HEIGHTS ANNEX NO.2, AS PLATTED IN MAP RECORDS OF HARRIS COUNTY, TEXAS IN VOL. 6, PG. 47 AND SITUATED IN THE E. BENSON SURVEY, ABST. #110, HARRIS COUNTY, TEXAS; SAID 10 FT STRIP OF LAND TO BE THE MOST NORTHERLY 10 FT. OF LOT 11; AND ABUTTS ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF A 40 FT DEDICATED ROAD (BLAND ST.) TRACT OF LAND HEREIN CONVEYED CONTAINING 0.0199 ACRES OF LAND MORE OR LESS.
6. BLOCK CORNER CUT-BACK(S) AS PER CITY OF HOUSTON DWG. NO'S: 19772-16, 37560-34. REFERENCE FILM CODE: 693965 HARRIS COUNTY MAP RECORD.
7. EVIDENCE DISCOVERED DURING FIELD WORK FOR MONUMENTS ALONG BLAND STREET RIGHT-OF-WAY APPEARS TO SUPPORT A RIGHT-OF-WAY WIDTH OF 60 FEET. VARIOUS RECORD DOCUMENTS ALONG BLAND STREET SHOW 10 FEET DEDICATION EACH SIDE FOR STREET WIDENING, CITY OF HOUSTON CONSTRUCTION PLAN(S) 19772-16 AND 37560-34 ALSO DEPICT A 60 FOOT RIGHT-OF-WAY.
8. BOUNDARY DETERMINATION SHOWN IS THE SURVEYOR'S BEST INTERPRETATION OR OPINION USING THE BEST RECORD AND FIELD EVIDENCE AVAILABLE AT THE TIME THIS SURVEY WAS PERFORMED. SURVEYOR RESERVES THE RIGHT TO MODIFY, REVISE SURVEY AS NECESSARY IF NEW DATA BECOMES AVAILABLE WHICH MAY AFFECT LOT CONFIGURATION GEOMETRY AS SHOWN ON THIS SURVEY.

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 SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.
 DATED THIS THE 12TH DAY OF FEBRUARY 2022

DAVID R. STRICKLAND, RPLS
 REGISTRATION NO. 5124



DAVE STRICKLAND, RPLS
 LAND CONSULTING
 (281) 705-4297
 FIRM No. 10194325

BOUNDARY SURVEY
 OF LOT 11, BLOCK 10, HIGHLAND HEIGHTS ANNEX NO. 2
 MAP/PLAT RECORDED IN VOL. 6, PG. 47 OF H.C.M.R., SAVE AND EXCEPT THE N.10' CONVEYED TO THE COUNTY OF HARRIS BY DEED RECORDED IN VOL. 2113, PG 30 AND VOL. 2178, PG. 369, BOTH OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS 1233 BLAND ST, HOUSTON, HARRIS COUNTY, TX 77091

JOB NO.: 6198
 DATE: 02/12/2022
 FOR: FIDELITY NATIONAL TITLE INSURANCE COMPANY
 GF#: FTH-21-FAH22001962
 PURCHASER: JS GLENWOOD, LLC