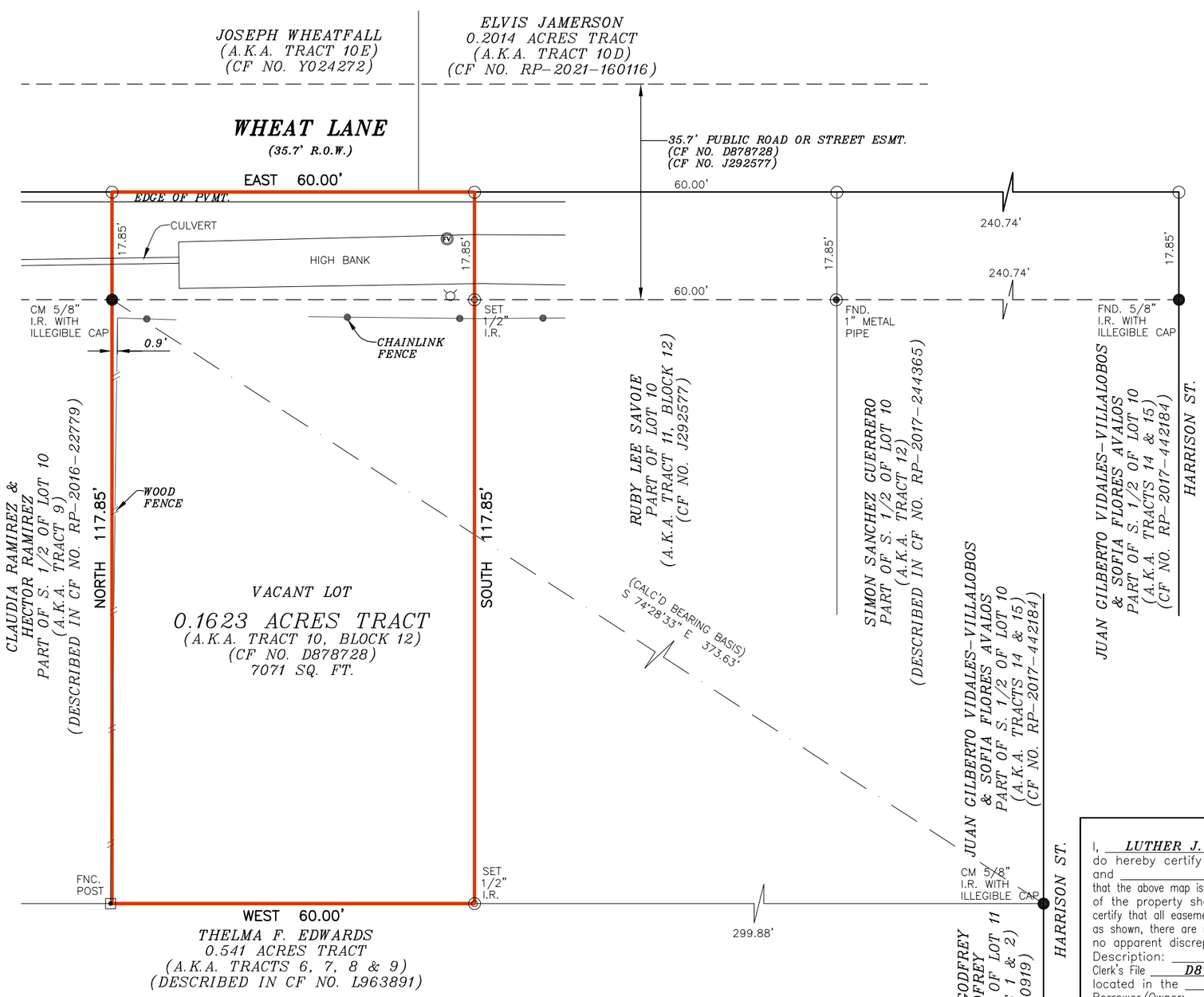

Being a 0.1623 acres tract of land located in the William Hilbus Survey, A-336, Harris County, Texas; said 0.1623 acres tract being a part of Lot 10, Block 12 of Highland Farms, a subdivision recorded in Volume 7, Page 60, of the Map records of Harris County (M.R.H.C.), Texas, and being all of Tract 10, described in Clerk's File Number D878728 of the Official Records of Harris County (O.R.H.C.); said 0.1623 acre tract being more particularly described by metes and bounds as follows (bearings are based on said Tract 10);

BEGINNING at 1/2-inch iron rod with cap stamped "OSC" set for the southeast corner of said Tract 10, the southwest corner of Tract 11 described in a deed to Ruby Lee Savoie in Clerk's File Number J292577 of the O.R.H.C. and being on the south lot line of said Lot 10, the north line of a called 0.541 acres tract, described in a deed to Thelma F. Edwards in Clerk's File Number L963891 of the O.R.H.C., from which the southeast corner of said Lot 10 bears East, 299.88 feet;

THENCE, West, with the south line of said Tract 10, the south line of said Lot 10 and the north line of said 0.541-acre tract, a distance of 60.00 feet to a 1/2-inch iron rod with cap stamped "OSC" set for the southwest corner of said Tract 10 and the southeast corner of Tract 9, described in a deed to Lauro A. Rodriguez in Clerk's File Number RP-2016-22779 of the O.R.H.C.;

THENCE, North, with the west line of said Tract 10 and the ease line of said Tract 9, passing at 100.00 feet a 5/8-inch iron rod with illegible cap found on the south right-of-way line of Wheat Lane (35.7 feet wide public road or street easement described in Clerk's File Numbers D878728 and J292577), continuing a total distance of 117.85 feet to the common north corner of said Tract 10 and said Tract 9 and the south line of Tract 10E, described in a deed to Joseph Wheatfall recorded in Clerk's File Number Y024272 of the O.R.H.C.;

THENCE, East, with the north line of said Tract 10, the centerline of said Wheat Lane, the south line of said Tract 10E and the south line of a called 0.2014-acre tract, described in a deed to Elvis Jamerson in Clerk's File Number RP-2021-160116 of the O.R.H.C. a distance of 60.00 feet to the common north corner of said Tract 10 and foresaid Tract 11;

THENCE, South, with the common line of said Tract 10 and said Tract 11, at 17.85 feet, pass a 1/2-inch iron rod with cap stamped "OSC" set on the south right-of-way line of said Wheat Lane, continuing a total distance of 117.85 feet to the **POINT OF BEGINNING** and containing 0.1623 acres of land.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- CHAINLINK FENCE
- WOOD FENCE
- SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- FOUND METAL PIPE
- FENCE POST
- FIRE HYDRANT
- FIRE HYDRANT VALVE
- CM CONTROL MONUMENT

SURVEYOR'S NOTE(S):

THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY GF NO. 3080922-02198 ISSUED ON 06/16/22.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

THE BROADBAND CABLE COMMUNICATIONS EASEMENT AS RECORDED IN CLERK'S FILE NO H200714, HARRIS COUNTY, TEXAS. DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY, AND THERE IS NO EVIDENCE AS TO ITS LOCATION ON THE GROUND.

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTING OR FUTURE DEVELOPMENT STIPULATIONS. FUTURE DEVELOPMENT IS THE RESPONSIBILITY OF ENGINEERS/ARCHITECT. EASEMENTS AND SETBACKS ARE ONLY LIMITED TO WHAT IS DECLARED IN THE TITLE COMMITMENT PRESENTED TO OSC AT THE TIME OF THE SURVEY ORDER.

I, LUTHER J. DALY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to AMERICAN TITLE COMPANY OF HOUSTON and HOUSTON QUALITY HOMES LLC that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Description: BEING A 0.16 ACRE PARCEL OF LAND recorded in Clerk's File D878728, of the Map/Deed and Plat Records of HARRIS County, Texas. located in the WILLIAM HILBUS SURVEY, A-336

Borrower/Owner: HOUSTON QUALITY HOMES LLC

Address: 0 WHEAT LN., BAYTOWN, TX 77521 GF No. 3080922-02198

LAND TITLE SURVEY

JOB NO.: 2206035251	NO.	REVISION	DATE
DATE: 03/21/22	01.	UPDATED SURVEY FOR TRACT 10 ONLY	06/29/22
DRAWN BY: HD			
APPROVED BY:	(REFER JOB NOS. 2203032841 & 2206035062)		

STATE OF TEXAS REGISTERED LUTHER J. DALY 6150 PROFESSIONAL LAND SURVEYOR

FIRM REGISTRATION NO. 10190700

LUTHER J. DALY, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6150

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SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 7, PAGE 60, MAP RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

Overland Consortium Inc.
Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78212

FLOOD INFORMATION
FIRM: 48201C PANEL: 0745 M
REV. DATE: 01/06/2017
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

GRAPHIC SCALE

0' 20' 40'