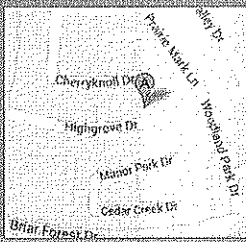


PREPARED BY:

EXACTA
TEXAS SURVEYORS

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P. 281.763.7766 F. 281.763.7757
250 West Oak Loop - Cedar Creek, Texas 78612



PROPERTY ADDRESS: 11618 HIGHGROVE DRIVE HOUSTON, TEXAS 77077

SURVEY NUMBER: 1306.1404

FIELD WORK DATE: 6/20/2013

REVISION DATE(S): (REV.1 6/21/2013)

1306.1404
BOUNDARY SURVEY
HARRIS COUNTY

TABLE:

L1: S 72°15'35"E, 201.98 (F)
S 72°15'35"E, 201.98 (M)

L2: N 80°21'50"E, 37.23 (F)
N 80°21'50"E, 37.23 (M)

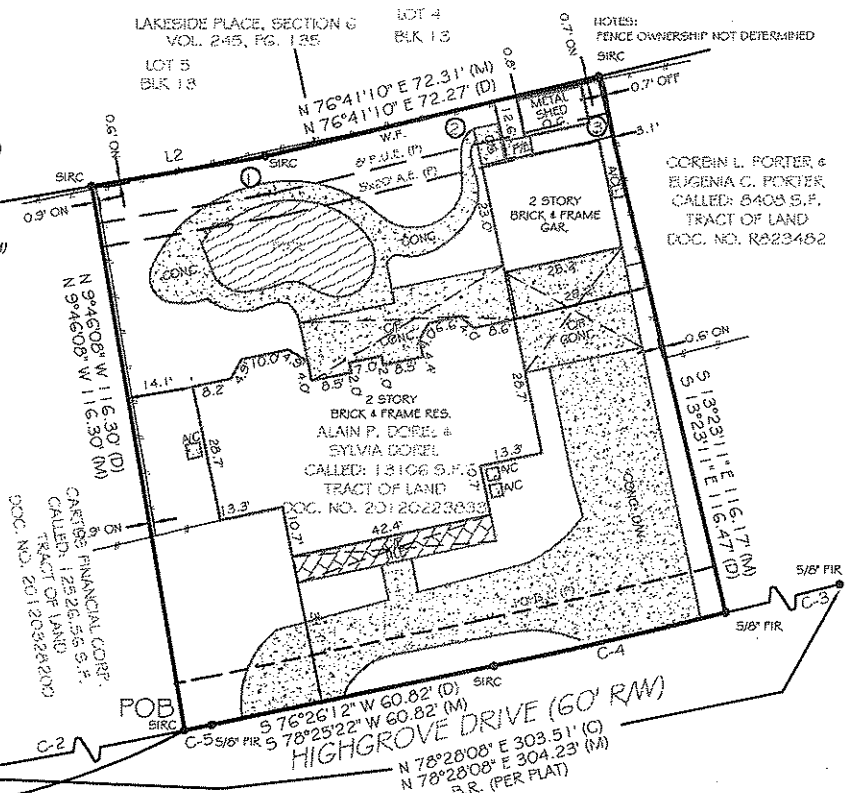
C-1
R= 1310.00(DMM)
L= 663.99(D) 663.99(M)
Δ = 29°02'28"(D) 29°02'28"(M)
S 86°47'01"E, 636.90(C)
S 86°47'01"E, 636.90(M)

C-2
R= 1310.00(DMM)
L= 111.00(D) 111.00(M)
Δ = 4°51'17"(D) 4°51'17"(M)
S 81°09'16"W, 110.97(C)
S 81°09'16"W, 110.97(M)

C-3
R= 1570.00(DMM)
L= 76.00(D) 76.67(M)
Δ = 2°46'35"(D) 2°47'53"(M)
N 75°15'28"E, 76.07(C)
N 75°30'54"E, 76.66(M)

C-4
R= 1570.00(DMM)
L= 49.96(D) 50.17(M)
Δ = 1°49'23"(D) 1°49'51"(M)
S 78°58'47"W, 49.96(C)
S 77°11'38"W, 50.16(M)

C-5
R= 1310.00(DMM)
L= 6.00(D) 5.85(M)
Δ = 0°15'45"(D) 0°15'45"(M)
S 78°35'45"W, 6.00(C)
S 78°33'05"W, 5.85(M)



NOTES:
FENCE OWNERSHIP NOT DETERMINED
CORBIN L. PORTER & EUGENIA C. PORTER CALLED: 8403 S.F. TRACT OF LAND DOC. NO. R223462

NOTES:

- 1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS RECORDED IN VOLUME 224, PAGE 109 OF THE MAP RECORDS AND CLERK'S FILE NOS. E436881, AMENDED BY E803426, AND E804585, RE-FILED UNDER E911685, V856618, 20090500829, AND 20120175202 OF HARRIS COUNTY, TEXAS.
- 2.) SUBJECT TO UTILITY EASEMENT RIGHTS AND CORRECTION INSTRUMENTS AS SET FORTH AND DEFINED BY INSTRUMENT(S) FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO(S). F005221.
- 3.) SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AGREEMENT FOR UNDERGROUND ELECTRICAL SERVICE WITH HOUSTON LIGHTING AND POWER COMPANY, AS PROVIDED FOR IN INSTRUMENT FILED FOR RECORD UNDER CLERK'S FILE NO. E893142, OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 19TH DAY OF JUNE, 2013. ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY TEXAS AMERICAN TITLE COMPANY, GP NO. 7175-13-1696, EFFECTIVE JUNE 3, 2013, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.



GRAPHIC SCALE (in Feet)
1 inch = 30' ft.



FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF HOUSTON, COMMUNITY NUMBER 480296, DATED 06/18/07.

POINTS OF INTEREST

1. CONC. OVER 8' P.U.E.
2. WOOD FENCE OVER 8' P.U.E.
3. SHED OVER 8' P.U.E.

CLIENT NUMBER: 54474

DATE: 6/21/2013

BUYER: Bahram Motamedian

SELLER: CARTUS FINANCIAL CORPORATION

CERTIFIED TO: BAHRAM MOTAMEDIAN; TEXAS AMERICAN TITLE COMPANY; TITLE RESOURCES GUARANTY COMPANY; WELLS FARGO BANK, N.A.

This is page 1 of 2 and is not valid without all pages.

SURVEY COORDINATED BY:



P 865-772-8813 F 215-359-1738
www.trueintech.com

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TEXAS SURVEYORS

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P. 281.763.7766 F. 281.763.7767
250 West Oak Loop - Cedar Creek, Texas 78612

LEGAL DESCRIPTION:
SEE EXHIBIT A

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF SOUTH 78 DEGREES 28 MINUTES 08 SECONDS WEST IS BASED ON A CALCULATED LINE ALONG THE SOUTHERLY PROPERTY LINE AND EAST AND WEST ADJOINERS OF THE SUBJECT TRACT, LOCATED WITHIN LAKESIDE PLACE SECTION 4 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN VOL. 224, PAGE 109 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

GENERAL SURVEYOR NOTES:

1. The Legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. Due to varying construction standards, house dimensions are approximate.
3. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
4. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
5. Surveying services performed by the Houston branch of Exacta Texas Surveyors, Inc. - 250 West Oak Loop - Cedar Creek, TX - 78612
6. If there is a septic tank, well or drain field on this survey, the location of such items was showed to us by others and are not verified.
7. Any additions or deletions of this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey if for informational purposes only. Research to obtain such data was performed at www.fema.gov
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 5/8 diameter, 18" iron rebar.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
12. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
13. Points of interest (POIs) are selected above-ground improvements which may be in conflict with boundary, building setbacks or easement lines, as defined by the parameters of this survey. There may be additional POIs which are not shown, not called-out as POIs, or which are otherwise unknown to the surveyor. These POIs may not represent all items of interest to the viewer.
14. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.

LEGEND:

SURVEYOR'S LEGEND

<p>BOUNDARY LINE</p> <p>STRUCTURE</p> <p>WOOD</p> <p>WATER</p> <p>CALC. & FREL.</p> <p>CONCRETE MONUMENT</p> <p>CEMENT MONUMENT</p> <p>UTILITY OR LIGHT POLE</p> <p>WELL</p> <p>COMMON OWNERSHIP</p>	<p>A/C AIR CONDITIONING</p> <p>B.R. BEARING REFERENCE</p> <p>B.K. BLOCK</p> <p>B.G. BLOCK CORNER</p> <p>B.R.L. BUILDING RESTRICTION LINE</p> <p>B.SMT. BASEMENT</p> <p>B.W. BAYWINDOW</p> <p>CD CALCULATED</p> <p>C CURVE</p> <p>CATV CABLE TV RISER</p> <p>C.B. CONCRETE BLOCK</p> <p>CHINA CHIMNEY</p> <p>C.L.T. CHAIN LINK FENCE</p> <p>C.O. CLEAN OUT</p> <p>CONC. CONCRETE</p> <p>C.V.G. CONCRETE VALLEY GUTTER</p> <p>CL CENTER LINE</p> <p>CS CONCRETE SLAB</p> <p>CP COVERED PORCH</p> <p>CSW CONCRETE SIDEWALK</p> <p>COB CORNER</p> <p>CS CURB</p> <p>D.W. DRIVEWAY</p> <p>D.F. DRAIN FIELD</p> <p>EUB ELECTRIC UTILITY BOX</p> <p>ENCL. ENCLOSURE</p> <p>ENT. ENTRANCE</p> <p>E.O.P. EDGE OF PAVEMENT</p> <p>E.O.W. EDGE OF WATER</p> <p>FL FENCE LINE</p> <p>FP FENCE POST</p> <p>FD FIELD</p> <p>F.F. FINISHED FLOOR</p> <p>FL FLORIDA POWER & LIGHT</p> <p>FDR FOUND DRILL HOLE</p> <p>FDR FOUND IRON PIPE & CAP</p> <p>FDR FOUND IRON ROD & CAP</p> <p>FR FOUND IRON ROD</p> <p>FR FOUND IRON PIPE</p> <p>FR FOUND CONCRETE MONUMENT</p> <p>FR FOUND NAIL</p> <p>FR FOUND NAIL & DISC</p> <p>FR FOUND</p> <p>GR GARAGE</p> <p>GM GAS METER</p>	<p>ID. IDENTIFICATION</p> <p>INT. INTERSECTION</p> <p>IR IRON ROD</p> <p>IF IRON PIPE</p> <p>L LENGTH</p> <p>LSB LICENSE # - BUSINESS</p> <p>LSF LICENSE # - SURVEYOR</p> <p>MJ MEASURED</p> <p>N.R. NON RADIAL</p> <p>N.T.S. NOT TO SCALE</p> <p>O.C.S. ON CONCRETE SLAB</p> <p>O.G. ON GROUND</p> <p>O.H.L. OVERHEAD LINE</p> <p>O.R.D. OFFICIAL RECORD BOOK</p> <p>OH OVERHANG</p> <p>OV OVERALL</p> <p>OS OFFSET</p> <p>PH PAPER-KALOR NAIL</p> <p>PSM PROFESSIONAL SURVEYOR AND MAPPER</p> <p>PLS PROFESSIONAL LAND SURVEYOR</p> <p>PT PLAT</p> <p>PE POOL EQUIPMENT</p> <p>PLT PLASTER</p> <p>FIN FINISHED PIPE</p> <p>INT. INTERSECTION</p> <p>P.O.B. POINT OF BEGINNING</p> <p>P.O.C. POINT OF COMMENCEMENT</p> <p>P.T. POINT OF TANGENCY</p> <p>P.C. POINT OF CURVATURE</p> <p>P.C.C. POINT OF COMPOUND CURVATURE</p> <p>P.R.C. POINT OF REVERSE CURVATURE</p> <p>P.C.P. PERMANENT CONTROL POINT</p> <p>P.R.M. PERMANENT REFERENCE MONUMENT</p> <p>R. RADIUS or RADIAL</p> <p>R RECORD</p> <p>RES. RESIDENCE</p> <p>R.W. RIGHT OF WAY</p> <p>S SURVEY</p> <p>S.B.L. SETBACK LINE</p> <p>S.C.L. SURVEY CLOSURE LINE</p> <p>SCR SCREEN</p> <p>SDH SET DRILL HOLE</p> <p>SEP. SEPTIC TANK</p>	<p>SDW. SEWER</p> <p>S.F. SQUARE FEET</p> <p>SDH SET DRILL HOLE</p> <p>SDG SET IRON ROD & CAP</p> <p>SN SET NAIL</p> <p>SN SET NAIL & DISC</p> <p>STY. STORY</p> <p>S.T.L. SURVEY TIE LINE</p> <p>SV SEWER VALVE</p> <p>SW SIDEWALK</p> <p>SW SEAWALL</p> <p>TEL. TELEPHONE FACILITIES</p> <p>T.O.B. TOP OF BANK</p> <p>TR TRANSFORMER</p> <p>TR TYPICAL</p> <p>WC WETNESS CORNER</p> <p>WF WATER FILTER</p> <p>W.F. WOODEN FENCE</p> <p>WM WATER METER/VALVE BOX</p> <p>WV WATER VALVE</p> <p>V.F. VINYL FENCE</p> <p>A.E. ANCHOR EASEMENT</p> <p>C.M.E. CANAL MAINTENANCE ESMT.</p> <p>C.U.E. COUNTY UTILITY ESMT.</p> <p>D.E. DRAINAGE EASEMENT</p> <p>ESMT. EASEMENT</p> <p>I.E.S.M.T. IRRIGATION ESMT.</p> <p>IR.E. IRRIGATION EASEMENT</p> <p>L.A.S. LIMITED ACCESS ESMT.</p> <p>L.D.E. LANDSCAPE SUTTER ESMT.</p> <p>L.M.E. LAKE MAINTENANCE ESMT.</p> <p>M.E. MAINTENANCE EASEMENT</p> <p>M.E. MAINTENANCE EASEMENT</p> <p>P.U.E. PUBLIC UTILITY EASEMENT</p> <p>R.O.E. ROOF OVERHANG ESMT.</p> <p>S.W.E. SIDEWALK EASEMENT</p> <p>S.W.M.E. STORM WATER MANAGEMENT ESMT.</p> <p>T.U.E. TECHNOLOGICAL UTILITY ESMT.</p> <p>U.E. UTILITY EASEMENT</p>
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ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
 2. Select a printer with legal sized paper.
 3. Under "Print Range", click select the "All" toggle.
 4. Under the "Page Handling" section, select the number of copies that you would like to print.
 5. Under the "Page Scaling" selection drop down menu, select "None."
 6. Uncheck the "Auto Rotate and Center" checkbox.
 7. Check the "Choose Paper size by PDF" checkbox.
 8. Click OK to print.
- TO PRINT IN BLACK + WHITE:**
1. In the main print screen, choose "Properties".
 2. Choose "Quality" from the options.
 3. Change from "Auto Color" or "Full Color" to "Gray Scale".

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EXHIBIT A

0.301 Acres
C. Williams Survey, A-834
Harris County, Texas

Being a 0.301 acre tract of land in the C. Williams Survey, Abstract No. 834, Harris County, Texas, and being part of Reserve "A" in Lakeside Place, Section 4, and addition to the City of Houston, Texas, according to the Map thereof recorded in Volume 224, Page 109, Harris County, Texas, and being that same tract of land described in a deed to Alain P. Dorel and Sylvia Dorel, recorded in Harris County Clerk's File No. 20120223833, and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Northerly right-of-way line of Highgrove Drive (a 60' right-of-way) and the Easterly right-of-way line of Kirkwood Drive (a 100' right-of-way), same point being on the Easterly end of a 10 foot cutback and the Southwest corner of aforesaid Reserve "A";

Thence South $72^{\circ}15'35''$ East, along the Northerly right-of-way line of Highgrove Drive, a distance of 201.98 feet to the beginning of a curve to the left, having a radius of 1310.00 feet, a central angle of $29^{\circ}02'28''$, and a long chord which bears North $86^{\circ}47'01''$ East, a distance of 656.90;

Thence with said Northerly right-of-way line and with said curve to the left an arc distance of 663.99 to a 5/8-inch capped iron rod (stamped Exacta) set for the Point of Beginning of the herein described tract and for the Southwest corner of said Dorel Tract and the Southeast corner a tract of land described in a deed to Cartus Financial Corporation (Cartus Tract), recorded in Harris County Clerk's File No. 20120328200;

Thence North $09^{\circ}46'08''$ West, leaving said Northerly right-of-way line and with the East line of said Cartus Tract, a distance of 116.30 to a 5/8-inch capped iron rod (stamped Exacta) set for the Northeast corner of said Cartus Tract and the Northwest corner of said Dorel Tract;

Thence North $80^{\circ}21'58''$ East, with the North line of said Dorel Tract, a distance of 37.23 feet to a 5/8-inch capped iron rod (stamped Exacta) set for PI;

Thence North $76^{\circ}41'10''$ East, continuing with said North line, a distance of 72.31 feet to a 5/8-inch capped iron rod (stamped Exacta) set for the Northeast corner of said Dorel Tract and the Northwest corner a tract of land described in a deed to Corbin L. Porter and Eugenia C. Porter (Porter Tract), recorded in Harris County Clerk's File No. R823482;

Thence South $13^{\circ}23'11''$ East, with the West line of said Porter Tract, a distance of 116.17 feet to a 5/8-inch iron rod found in said Northerly right-of-way line for the Southwest corner of said Porter Tract and the Southeast corner of said Dorel Tract, said iron rod being the beginning of a non-tangent curve to the right, having a radius of 1570.00 feet, a central angle of $01^{\circ}49'51''$, and a long chord which bears South $77^{\circ}11'38''$ West, a distance of 50.16 feet;

Thence with the said Northerly right-of-way line and with said non-tangent curve to the right an arc distance of 50.17 feet to a 5/8-inch capped iron rod (stamped Exacta) set for the end of said curve;

to a 5/8-inch iron rod found for beginning of a curve to the right, having a radius of 1310.00 feet, a central angle of $01^{\circ}15'45''$, and a long chord which bears South $78^{\circ}33'05''$ East, a distance of 5.85 feet;

Thence continuing along said Northerly right-of-way line and with said curve to the right an arc distance of 5.85 feet to the Point of Beginning and Containing 0.301 acres of land, more or less.

