

ADDRESS : 14242 MEDINA DRIVE
BAYTOWN, TEXAS 77523

CLIENT : STARTEX TITLE COMPANY

BUYER : JJ&T ENTERPRISES, LLC

LENDER : KIAVI FUNDING, INC.

A LAND TITLE SURVEY OF

LOT 23, IN BLOCK 5 OF RIVER FARMS, SECTION 3, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN MAP No. 2020-150179 OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS.

(BEARINGS BASED THE RECORDED PLAT)



SITE SUBJECT TO:

1. RESTRICTIVE COVENANTS AS PER RECORDED PLAT AND PER DOCUMENT NUMBER 2020-150179 OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS AND UNDER CLERK'S FILE 2017-127946, 2018-138212, 2020152207, 2020152301, 2020153526, 2020156065, 2020159074, 2020162193 AND 2021172332, OF THE OFFICIAL RECORDS OF CHAMBERS COUNTY, TEXAS.

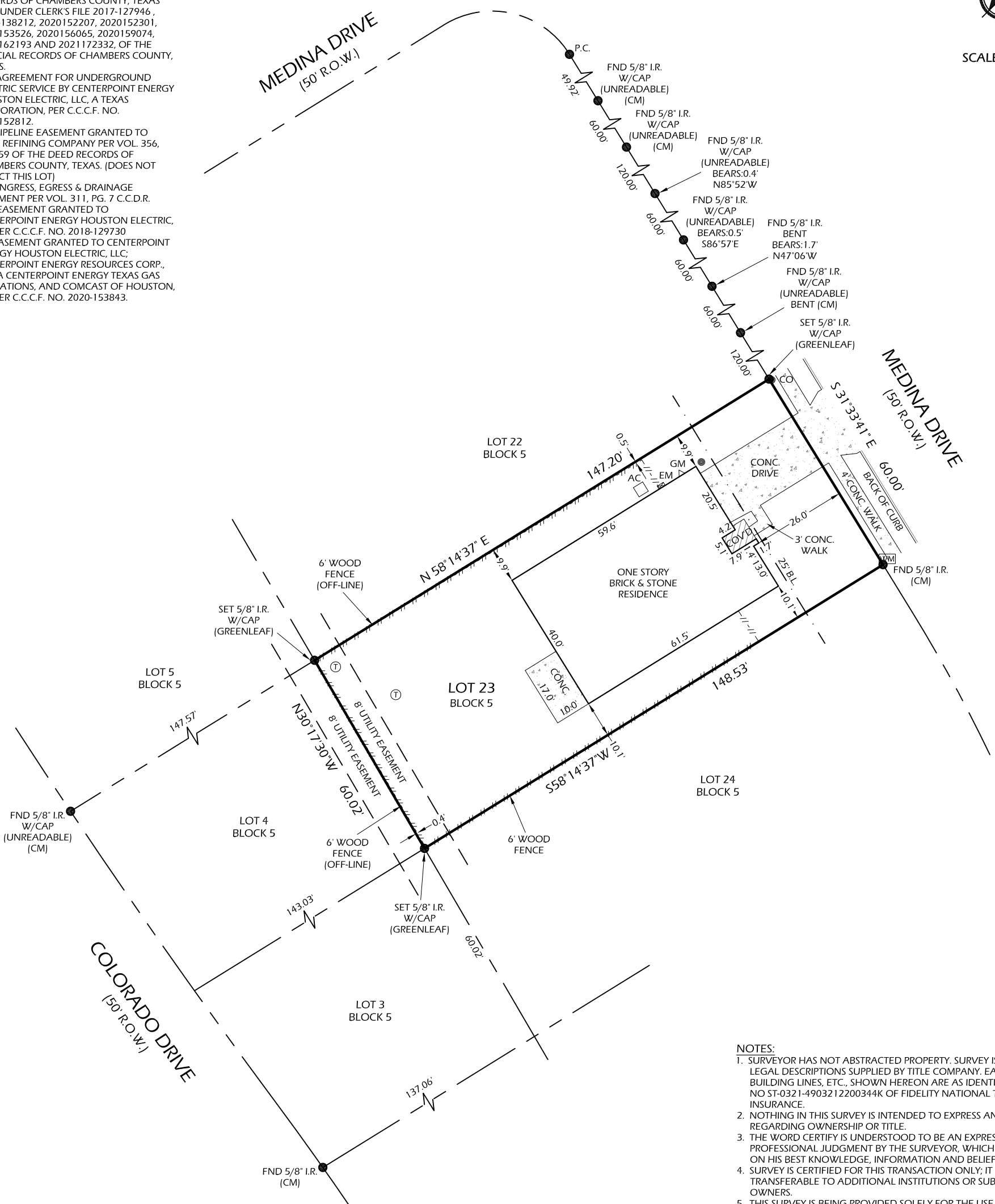
10(E). AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE BY CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, A TEXAS CORPORATION, PER C.C.C.F. NO. 2020152812.

10(F). PIPELINE EASEMENT GRANTED TO GULF REFINING COMPANY PER VOL. 356, PG. 559 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (DOES NOT AFFECT THIS LOT)

10(G). INGRESS, EGRESS & DRAINAGE EASEMENT PER VOL. 311, PG. 7 C.C.D.R.

10(H). EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC PER C.C.C.F. NO. 2018-129730

10(I). EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC; CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS, AND COMCAST OF HOUSTON, LLC PER C.C.C.F. NO. 2020-153843.



- 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 ST-0321-4903212200344K OF FIDELITY NATIONAL TITLE INSURANCE.
 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.

DATE: 06-17-22

REVISION:

DRAWN BY: AFB

APPROVED BY: DWG

PROJECT NO: GL-10650

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 "X" ACCORDING TO F.I.R.M. MAP NO. 48071C0180F DATED 01-19-2018.

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:

C.C.M.R. - CHAMBERS COUNTY MAP RECORD
C.C.D.R. - CHAMBERS COUNTY DEED RECORD
C.C.C.F. - CHAMBERS COUNTY CLERK FILE
R.O.W. - RIGHT OF WAY
CM - CONTROL MONUMENT
I.R./I.P. - IRON ROD/IRON PIPE
T - TELEPHONE PEDESTAL
GM - GAS METER
EM - ELECTRICAL METER
WM - WATER METER
CO - CLEAN OUT

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



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