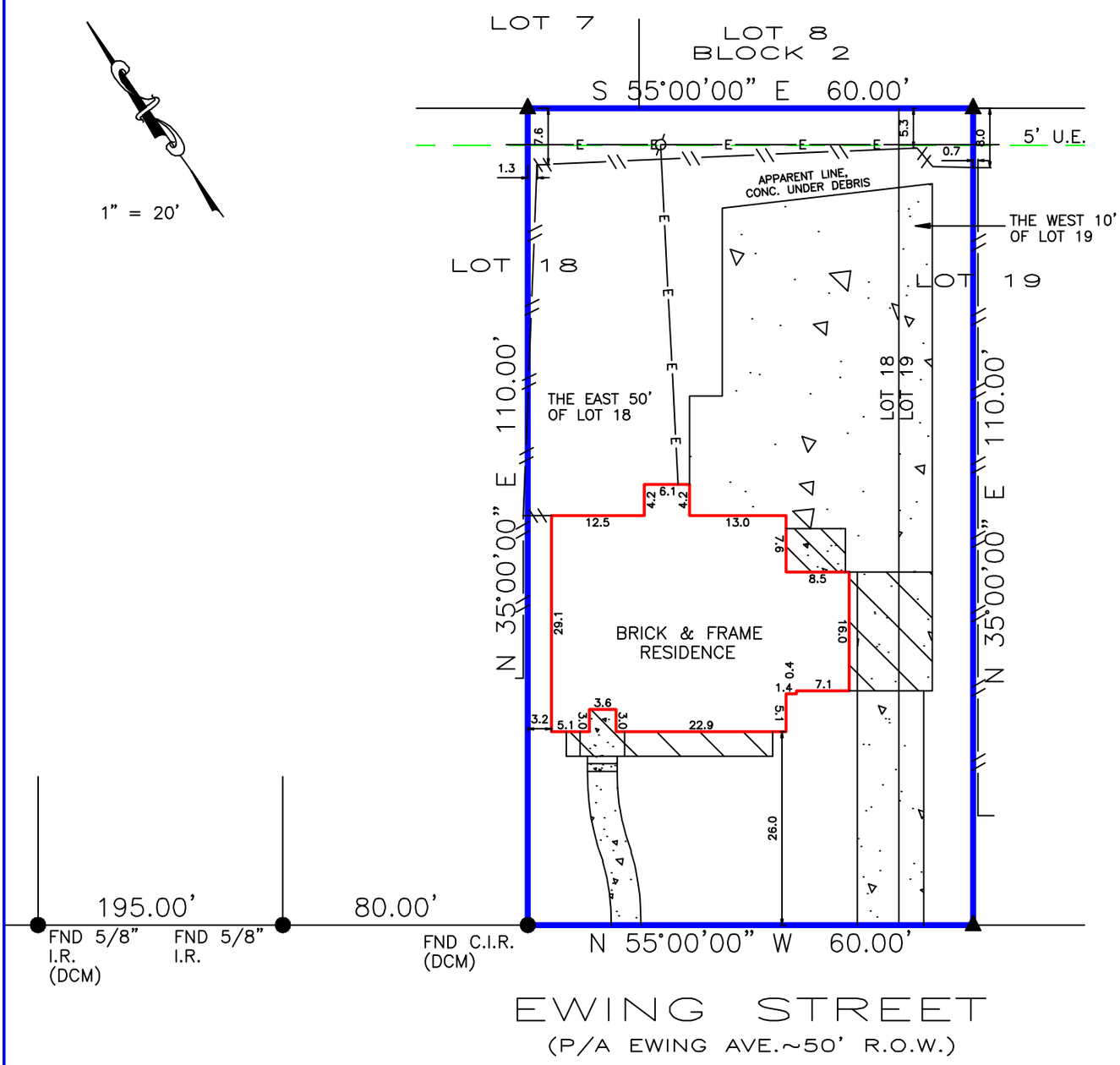

BEARINGS BASED ON SUBDIVISION PLAT
DCM = DIRECTIONAL CONTROL MONUMENT
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
S.S.E.= SANITARY SEWER EASEMENT
STM.S.E.= STORM SEWER EASEMENT

Fence locative ties are approximate and may not be used for boundary determination.
Bearings based on indentified monuments along the right-of-way line of Ewing Street.

OVERHEAD ELECTRIC
EASEMENT
BUILDING LINE
FENCE
GAS METER
COVER
CONCRETE

REALTOR:

Fidelity National Title
"You'll appreciate the difference!"

GF No. FAH22006550B
Jaclyn Krautner

LENDER:

N/A

SURVEYOR INFORMATION:

LAPLANT SURVEYORS, INC.
17150 BUTTE CREEK 135
Houston, Texas 77090
281-440-8890
orders@houstonlandsurveying.com

JOB NUMBER: 220553

CERTIFIED TO:

Morgan Investment
And Construction, LLC

NOTES

THIS SURVEY IS BASED ON TITLE COMMITMENT AS PROVIDED BY TITLE COMPANY, AND IS CERTIFIED FOR THE ABOVE DESCRIBED TRANSACTION ONLY AND NOT VALID FOR ANY OTHER TRANSACTIONS NOT DATED HEREON. SURVEYOR SHALL HAVE NO LIABILITY FOR ANY SUCH USE.

LEGAL DESCRIPTION:

The East 50 feet of Lot 18, and the adjoining West 10 feet of Lot 19, Block 2 of Replat of Block 2 & Part of Block 3 North MacGregor Oaks
Volume 998, Page 245
Harris County Deed Records
3225 Ewing Street
Houston
Houston, Texas 77004

FLOOD ZONE

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL FLOODING, PER F.I.R.M. PANEL NUMBER 48201C-0880M, LAST REVISION DATE 1-6-17. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

CERTIFICATION

The undersigned does hereby certify that this survey was this day made, on the ground of the property, legally described hereon and correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon.

STATE OF TEXAS
REGISTERED
Robert A. Plant, Jr.
5234
PROFESSIONAL
LAND SURVEYOR

SURVEYOR'S NAME

DATED: 5-31-2022

NOT VALID WITHOUT AN AUTHENTICATED SIGNATURE AND AUTHENTICATED SEAL

FIRM No. 10145800