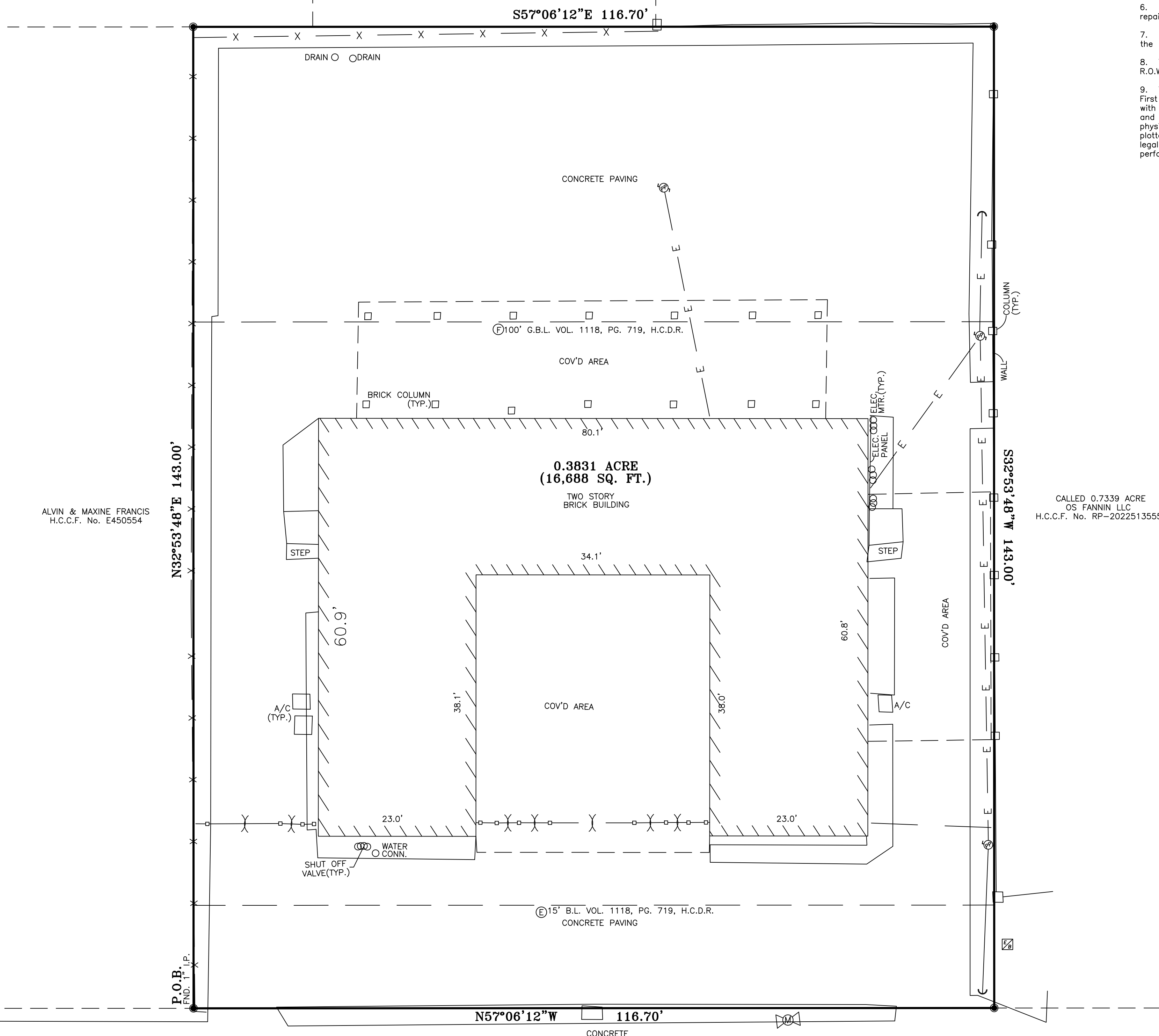


SCALE: 1" = 10'

TRACT 3
OS FANNIN, LLC
H.C.C.F. No. RP-2022-346489

TRACT 2
OS FANNIN, LLC
H.C.C.F. No. RP-2022-346489

CALLED 0.7339 ACRE
OS FANNIN, LLC
H.C.C.F. No. RP-2022513555



NOTES:

1. The surveyor not abstracted the subject property.
2. This survey was created with the benefit of a title commitment prepared by Alamo Title Insurance Company, G.F. No. ATCH23127614DP, Effective Date: April 3, 2023.
3. Basis of Bearings for the survey is the Texas State Plane Coordinate System, South Central Zone NAD83.
4. By graphic plotting only, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance flood, as defined by the Federal Emergency Management Agency flood insurance rate map number 48157C0240L, dated April 02, 2014.
5. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
6. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
7. There was no evidence of wetlands field delineation markers observed in the process of conducting the fieldwork.
8. The property has direct access to Binz Avenue, a dedicated public R.O.W.
9. The property described hereon is the same as the property described in First American Title Insurance Company Commitment No. ATH23127614DP with an effective date of April 3, 2023 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the Property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property. The legal description shown hereon is the result of an on the ground survey performed by Gruller Surveying, LLC.

NOTES:

10. This survey was made in accordance with laws and/or Minimum Standards of the State of Texas.
11. There are no gaps, gores, overlaps or hiatus inherent to the surveyed property based on the field survey performed and the title commitment provided.
12. The directional, distance and curve data in the legal description forms a mathematical closure.
13. There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
14. The existing improvements are wholly within building restriction lines established by plot, other recorded documents or local zoning ordinances.
15. There is no observable evidence of any cemeteries, gravesites or burial grounds on the Property.
16. All utilities and utility lines, above-grade and below-grade, on the Property are shown to the extent applicable.
17. No portion of the subject Property lies in the boundaries of a public roadway.
18. There were no observed access ways encroaching on the subject property.
19. There is no zoning in the City of Houston.

Schedule "B":

- e. A building line 15 foot wide adjacent to Binz Avenue, along the front property line as set in Deed recorded in Volume 1118, Page 719 of the Deed Records of Harris County, Texas. (shown hereon)
- f.
- g. Building line 100 foot wide for garages and barns, along the front property line as set in Deed recorded in Volume 1118, Page 719 of the Deed Records of Harris County, Texas. (shown hereon)

METES AND BOUNDS DESCRIPTION
0.3831 ACRE
LOCATED IN THE
JOSEPH CHRISTY SURVEY, A-212,
HARRIS COUNTY, TEXAS

Being a tract or parcel of land containing 0.3831 acres of land or 16,688 square feet, located in the Joseph Christy Survey, Abstract 212, Harris County, Texas; Said 0.3831 acre tract of record in the name of Rochelle M. Gaspard in Harris County Clerk's File Number (H.C.C.F.) E484445; Said 0.3831 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System, South Central Zone (NAD83)):

BEGINNING at a 1 inch iron pipe found for the west corner of the herein described tract, being the south corner of that certain tract of land of record in the name of Alvin and Maxine Francis in H.C.C.F. Number E450554 and being on the northeast Right-of-Way (R.O.W.) line of Binz Avenue (81.5 feet wide);

THENCE, coincident the northwest line of the herein described tract and the southeast line of aforesaid Francis tract, North 32 degrees 53 minutes 48 seconds East, a distance of 143.00 feet to a 5/8 inch iron rod with "Gruller" cap set for the north corner of the herein described tract, being the east corner of said Francis tract, and being on the southwest line of Tract 3 of record in the name of OS Fannin, LLC in H.C.C.F. Number RP-2022-346489;

THENCE, coincident the northeast line of the herein described tract, South 57 degrees 06 minutes 12 seconds East, a distance of 116.70 feet to an "X" cut in concrete for the east corner of the herein described tract and being an interior corner of a called 0.7339 acre tract of record in the name of OS Fannin, LLC in H.C.C.F. Number RP-2022-513555;

THENCE, coincident the southeast line of the herein described tract and a northwest line of aforesaid 0.7339 acre tract, South 32 degrees 53 minutes 48 seconds West, a distance of 143.00 feet to an "X" cut in concrete set for the south corner of the herein described tract, being the west corner of said 0.7339 acre tract and being on the northeast R.O.W. line of aforesaid Binz Avenue;

THENCE, coincident the southwest line of the herein described tract and the northeast R.O.W. line of aforesaid Binz Road, North 57 degrees 06 minutes 12 seconds West, a distance of 116.70 feet to the POINT OF BEGINNING and containing 0.3831 acre of land.

- LEGEND**
- IRON ROD SET/FIND
 - POWER POLE
 - GUY ANCHOR
 - MANHOLE
 - GATE VALVE & BOX
 - WATER METER
 - FIRE HYDRANT
 - FIRE DEPT. CONNECTION
 - TELEPHONE PEDESTAL
 - ELECTRIC BOX
 - TRAFFIC SIGN
 - FIBER OPTIC CABLE
 - BARBED WIRE FENCE



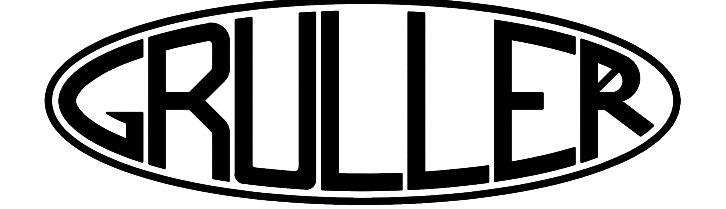
To: Afshin Abbasmanesh, Rochelle M. Gaspard & Alamo Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 13, 14, 16, 17 & 19 of Table A thereof. The field work was completed on 05-01-2023.

Date of Plat or Map: 05-01-2023

Kenneth A. Gruller
Kenneth A. Gruller
Texas Registered Professional Land Surveyor No. 5476

PLAT OF SURVEY
ALTA/NSPS LAND TITLE SURVEY
OF A 0.3831 ACRE (16,688 SQ. FT.)
TRACT, H.C.C.F. No. E484445
LOCATED IN THE
JOSEPH CHRISTY SURVEY, A-212,
HARRIS COUNTY, TEXAS



PROFESSIONAL LAND SURVEYING
1244 NORTH POST OAK ROAD, STE. 200
HOUSTON, TEXAS 77055
www.grullersurveying.com

| | | |
|---|---------------------|------------------|
| SCALE: 1" = 10' | FIELD BOOK: 2023-TO | DATE: 05-01-2023 |
| G.F. No. ATCH23127614DP | | |
| PHONE: (713) 333-1466 FAX: (713) 782-3755 | DWG. NO. 45-2357 | D: ky.g. C.K.G. |