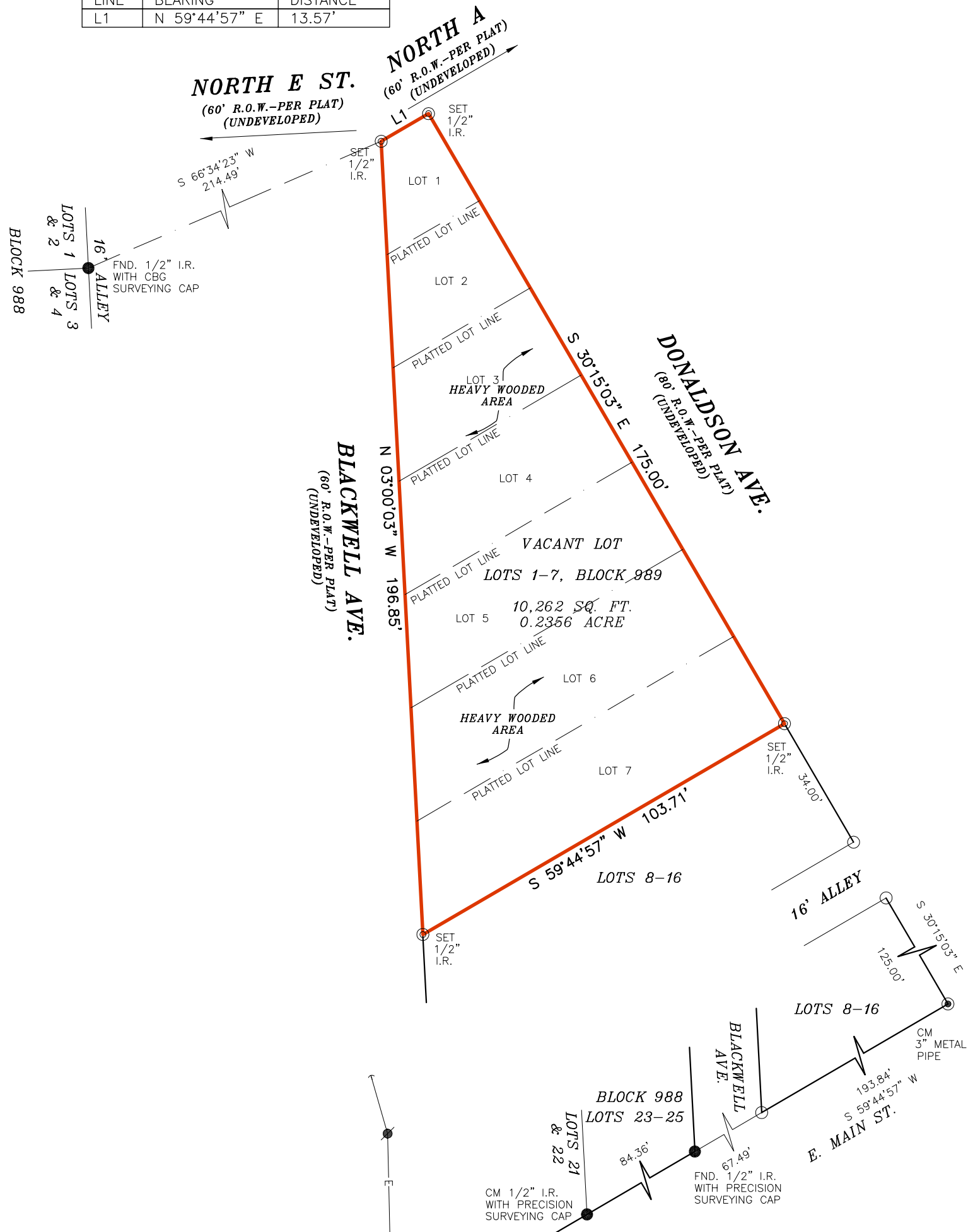


LINE	BEARING	DISTANCE
L1	N 59°44'57" E	13.57'



LEGEND

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - PLATTED LOT LINE
 - OVERHEAD ELECTRIC
 - SET 1/2" IRON ROD WITH CAP
 - PROPERTY CORNER
 - FOUND IRON ROD
 - FOUND METAL PIPE
 - POWER POLE
 - GUY ANCHOR
 - 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.

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

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GF NO. SW0004258 ISSUED ON 09/19/23.

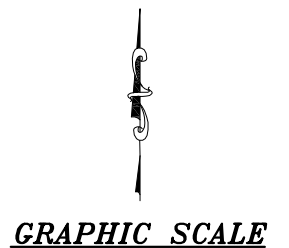
BASIS OF BEARINGS, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

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.

THE ORIGINAL PLAT RECORD IS ILLEGIBLE. THIS REPRESENTATION IS SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.

FLOOD INFORMATION
 FIRM: 48201C PANEL: 0945 M
 REV. DATE: 01/06/2017
 ZONE: SHADED "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.



I, RODRIC R REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to SECURED TITLE OF TEXAS, LLC and MAGCORP GROUP 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.
 Borrower/Owner: MAGCORP GROUP LLC
 Address: 0 S. DONALDSON AVE., LA PORTE, TX 77571 GF No. SW0004258

Legal Description of the Land:
 Lot One through Seven (1-7), in Block Number Nine Hundred Eighty-Nine (989), in the TOWN OF LA PORTE, Harris County, Texas, according to the map or plat thereof recorded in Volume 1, Page 27 of the map records of Harris county, texas

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 1, PAGE 27, 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 78209

LAND TITLE SURVEY

JOB NO.:	2310041606	NO.	REVISION	DATE
DATE:	10/16/23			
DRAWN BY:	AK/DT			
APPROVED BY:	RRR			



Rodric R. Reese

FIRM REGISTRATION NO. 10190700
 THIS SURVEY IS CONTRACTED TO RODRIC R REESE, RPLS
 PHONE NUMBER 713-647-1315

RODRIC R REESE, R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 5883

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