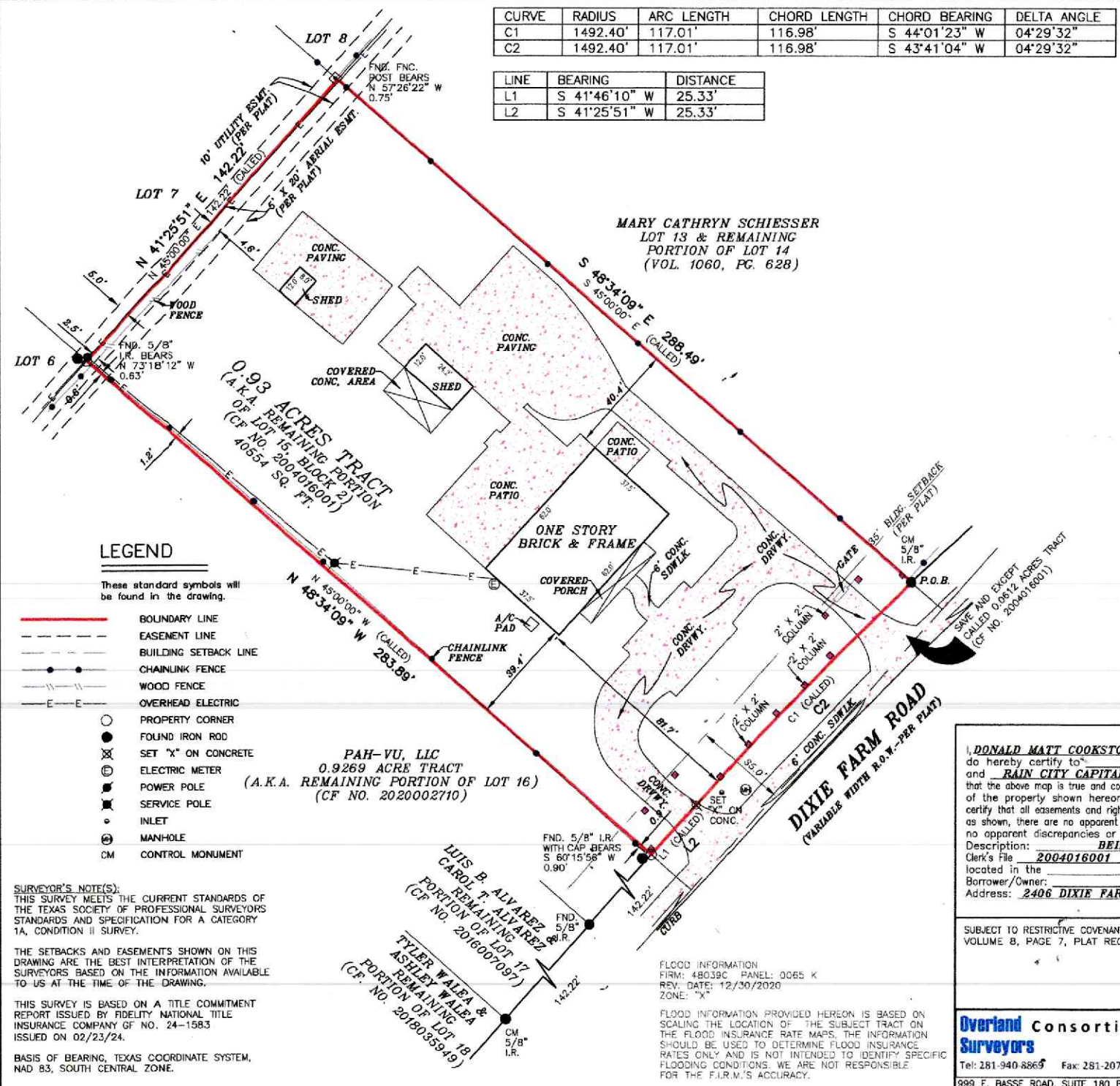


| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 1492.40' | 117.01' | 116.98' | S 44°01'23" W | 04°29'32" |
| C2 | 1492.40' | 117.01' | 116.98' | S 43°41'04" W | 04°29'32" |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 41°46'10" W | 25.33' |
| L2 | S 41°25'51" W | 25.33' |



BEING A 0.93 ACRE TRACT OF LAND BEING ALL OF LOT 15, BLOCK 2, MCGINNIS SUBDIVISION, A SUBDIVISION OF 53.88 ACRES OF LAND IN THE W.D.C. HALL LEAGUE, ABSTRACT 70, BRAZORIA COUNTY, TEXAS AND EXCEPT A CALLED 0.0612 ACRE TRACT CONVEYED TO CITY OF PEARLAND FOR ROW PURPOSES IN CF. NO. 2004016001, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, THE SAID 0.93 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- (BEARING BASIS - TEXAS SOUTH CENTRAL NAD 83)
- BEGINNING** at a 5/8" iron rod found on the New Northwest ROW line of Dixie Farm Road, on the common line of said Lot 15 and Lot 14, Block 2, of said McGinnis Subdivision, at the North corner of said called 0.0612 acre Save & Except tract.
- THENCE** through the interior of said Lot 15, along the New Northwest ROW line of Dixie Farm Road, same being the Northwest line of said called 0.0612 acre Save & Except tract, the following two (2) courses and distances:
- 1) along a curve to the left, whose Radius = 1492.40 feet, whose Arc Length = 117.01 feet, with a chord that bears S43°41'04" W, a distance of 116.98 feet to an "X" set in a concrete driveway.
 - 2) S41°25'51" W, a distance of 25.33 feet to a calculated point on said new ROW line, on the common line of Lot 15, Block 2, of said McGinnis Subdivision and said Lot 15, at the East corner of a 0.9269 acre tract described in CF. NO. 2020002710 (O.P.R.D.C.T.), same being the West corner of said called 0.0612 acre Save & Except tract, for the South corner of this tract, from which a 5/8" iron rod found at the South corner of said 0.9269 acre tract, bears S41°25'51" W, a distance of 142.22 feet and from said calculated point, a 5/8" iron rod found for reference bears S69°15'5" W, a distance of 8.90 feet.
- THENCE** N48°34'09" W, along the common line of said Lots 15 & 16, a distance of 288.89 feet to a calculated point at the South corner of Lot 7, Block 2, of said McGinnis Subdivision, same being the Northwest common corner of said Lots 15 & 16, at the North corner of said 0.9269 acre tract, for the West corner of this tract, from which a 5/8" iron rod found for reference bears N73°18'12" W, a distance of 0.63 feet.
- THENCE** N41°25'51" E, along the common line of said Lots 7 & 15, a distance of 142.22 feet to a calculated point at the East corner of said Lot 7, same being the Northwest common corner of said Lots 15 & 16, for the North corner of this tract, from which a chain link fence post bears N77°26'22" W, a distance of 0.75 feet.
- THENCE** S48°34'09" E, along the common line of said Lot 14 & 15, a distance of 288.89 feet to the POINT OF BEGINNING of this tract and containing 0.93 acres of land, more or less.

LEGEND

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - CHAINLINK FENCE
 - WOOD FENCE
 - OVERHEAD ELECTRIC
 - PROPERTY CORNER
 - FOUND IRON ROD
 - SET "X" ON CONCRETE
 - ELECTRIC METER
 - POWER POLE
 - SERVICE POLE
 - INLET
 - MANHOLE
 - CONTROL MONUMENT

PAH-VU, LLC
0.9269 ACRE TRACT
(A.K.A. REMAINING PORTION OF LOT 16)
(CF NO. 2020002710)

LUIS B. ALVAREZ &
CAROL T. ALVAREZ
REMAINING PORTION OF LOT 17
(CF NO. 2016007097)

TYLER WALEA &
ASTLEY WALEA
REMAINING PORTION OF LOT 18
(CF NO. 2018035949)

FLOOD INFORMATION
FIRM: 48039C PANEL: 0065 K
REV. DATE: 12/30/2020
ZONE: "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.

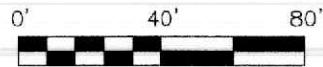
SURVEYOR'S NOTE(S):
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NO. 24-158.3 ISSUED ON 02/23/24.

BASE OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

GRAPHIC SCALE



I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to: **SPARTAN TITLE LLC** and **RAIN CITY CAPITAL, LLC, A WASHINGTON LIMITED LIABILITY COMPANY** 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.

Description: **BEING A 0.93 ACRE PARCEL OF LAND** recorded in Clerk's File **2004016001**, of the Map/Deed and Plat Records of **BRAZORIA** County, Texas, located in the **W.D.C. HALL SURVEY, A-70**

Borrower/Owner: **STEVEN LEE GULLORY, SR.**
Address: **2406 DIXIE FARM RD., PEARLAND, TX 77581** GF No. **24-1583**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 8, PAGE 7, PLAT RECORDS, BRAZORIA COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



Overland Consortium Inc.
Surveyors

Tel: 281-940-8865 Fax: 281-207-6476
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

"LAND TITLE" SURVEY

| | | | | |
|--------------|------------|-----|----------|------|
| JOB NO.: | 2402042940 | NO. | REVISION | DATE |
| DATE: | 02/27/24 | | | |
| DRAWN BY: | SU/AM | | | |
| APPROVED BY: | DMC | | | |



FIRM REGISTRATION NO. 10190700
DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. **4733**
COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.