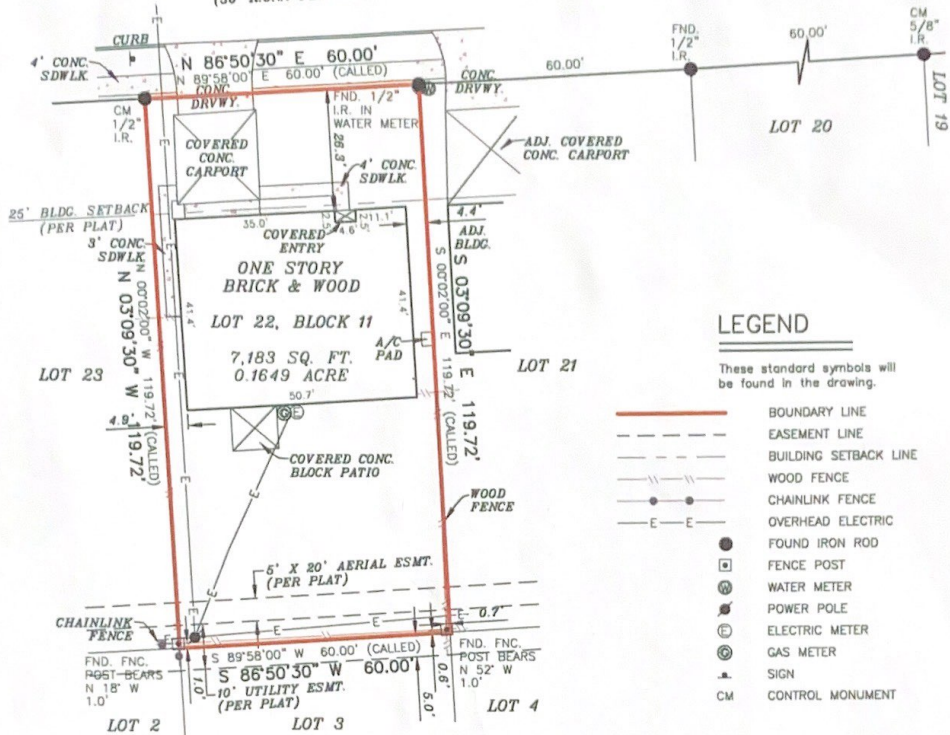


E. COLUMBIA LANE
(50' R.O.W.-PER PLAT)



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - WOOD FENCE
- - - CHAINLINK FENCE
- - - OVERHEAD ELECTRIC
- FOUND IRON ROD
- FENCE POST
- ⊙ WATER METER
- ⊙ POWER POLE
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ SIGN
- CM CONTROL MONUMENT

COLLEGE PARK, SECTION THREE
(VOL. 123, PG. 65)
BLOCK 11

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 GF NO. 24-1128 ISSUED ON 01/17/24.

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

FLOOD INFORMATION
FIRM: 48201C PANEL: 0940 M
REV. DATE: 01/06/2017
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.

GRAPHIC SCALE



I, RODRIC R. REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to SPARTAN TITLE LLC and SHERMAN BRIDGE ALT FUND, LP 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: JM CREATIVE PROPERTIES LLC
Address: 1109 E. COLUMBIA LN., DEER PARK, TX 77536 GF No. 24-1128

Legal Description of the Land: Lot Twenty-Two (22), in Block Eleven (11), of COLLEGE PARK, SECTION FIVE (5), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 128, Page 33, of the Map Records of Harris County, Texas.

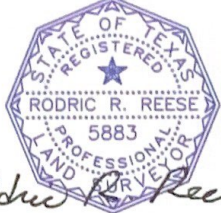
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOLUME 128, PAGE 33, MAP RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NO(S). C126753, RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



"LAND TITLE" SURVEY

JOB NO.:	2401042534	NO.	REVISION	DATE
DATE:	01/19/24			
DRAWN BY:	DT/MS			
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

Overland Consortium Inc.
Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

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