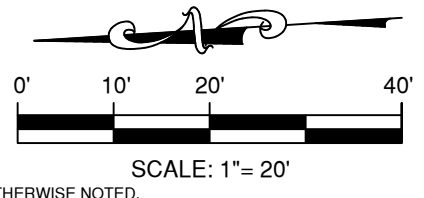


LEGEND:

—x—x—	BARBWIRE FENCE	ASPHALT	
—o—o—	CHAINLINK FENCE	CONCRETE	
—□—□—	WROUGHT IRON FENCE	GRAVEL	
—//—//—	WOOD FENCE	TILE	
—v—v—	VINYL FENCE	WOOD	
—E—E—	ELECTRIC LINE	BRICK	
GM	GAS METER	STONE	
EM	ELECTRIC METER	(WOOD) RAILROAD TIE	
IPF	IRON PIPE FOUND		
IRS	IRON ROD SET WITH "PREMIER" CAP		
IRF	IRON ROD FOUND		
CM	CONTROLLING MONUMENT		

NOTES:
 BEARINGS ARE BASED ON THE RECORDED PLAT.
 THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:
 (10b)-EASEMENT, INST. NO. V323275, C.C.O.R.H.C.T.
 HOUSE EXTENDS BEYOND 25' BUILDING LINE AS SHOWN ABOVE.
 BUILDING LINES AND EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.



LEGAL DESCRIPTION:
 BEING LOT 17 AND A PORTION OF LOT 18, BLOCK 3, PARK AT NORTHGATE CROSSING, AN ADDITION TO HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN FILM CODE NO. 469120, MAP RECORDS, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE PART THEREOF ON PAGE 2.

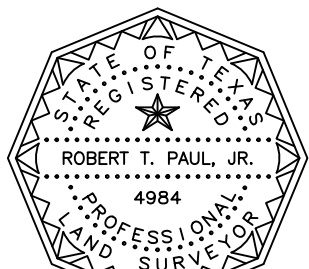
SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	TX-11-202213772
BORROWER	ORCHARD PROPERTY III, LLC
TITLE CO.	ORCHARD NATIONAL TITLE
TECH	MSP
FIELD	CS

FLOOD INFORMATION:
 THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48201C0260 L, DATED JUNE 18, 2007.

DATE: 12/12/22 JOB NO.: 22-11555
 FIELD: 12/09/22

27110 SUNSET PINES DRIVE, SPRING, TX 77373
 LOT 17 & A PORTION OF LOT 18, BLOCK 3
 PARK AT NORTHGATE CROSSING



Robert T. Paul, Jr.
 Registered Professional Land Surveyor



5700 W. Plano Parkway
 Suite 1200
 Plano, Texas 75093
 972-612-3601 (O) | 855-892-0468 (F)
 www.premiersurveying.com
 premierorders@premiersurveying.com

DATE: _____
 ACCEPTED BY: _____



Premier
 Surveying LLC
 5700 W. Plano Parkway
 Suite 1200
 Plano, Texas 75093
 Office: 972-612-3601
 Fax: 855-892-0468
 Firm Registration No. 10146200

PREMIER SURVEYING LLC

**5700 W. Plano Parkway, Suite 1200
Plano, Texas 75093
972-612-3601
Fax: 855-892-0468**

Exhibit "A"
(27110 SUNSET PINES DRIVE)

BEING LOT 17 AND A PORTION OF LOT 18, BLOCK 3, PARK AT NORTHGATE CROSSING, AN ADDITION TO HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN FILM CODE NO. 469120, MAP RECORDS, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND AT THE COMMON SOUTH CORNER OF SAID LOT 17 AND LOT 16, SAID BLOCK, SAID IRON ROD BEING ON THE NORTH LINE OF NEW PINES DRIVE (60 FOOT RIGHT-OF-WAY);

THENCE SOUTH 87° 07' 38" WEST, A DISTANCE OF 77.69 FEET ALONG SAID NORTH LINE TO A 3/4-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET;

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 42.08 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 44° 39' 21" WEST – 37.28 FEET TO A 3/4-INCH IRON ROD FOUND ON THE EAST LINE OF SUNSET PINES DRIVE (60 FOOT RIGHT-OF-WAY);

THENCE NORTH 03° 33' 50" EAST, PASSING THE COMMON WEST CORNER OF AFORESAID LOTS 17 AND 18 AT A DISTANCE OF 42.17 FEET AND CONTINUING A TOTAL DISTANCE OF 51.31 FEET ALONG SAID EAST LINE TO A 5/8-INCH IRON ROD FOUND;

THENCE SOUTH 81° 29' 04" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 105.79 FEET TO A FENCE CORNER AT THE COMMON EAST CORNER OF SAID LOTS 17 AND 18, SAID FENCE CORNER BEING ON THE WEST LINE OF AFORESAID LOT 16;

THENCE SOUTH 03° 57' 13" WEST, A DISTANCE OF 58.31 FEET ALONG THE COMMON LINE OF SAID LOTS 16 AND 17 TO THE POINT OF BEGINNING AND CONTAINING 7,064 SQUARE FEET OR 0.162 OF ONE ACRE OF LAND.



Robert T. Paul, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR

Survey Plat of even date attached hereto and made a part hereof.

Date: 12/09/22