

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 WESTCOR LAND TITLE INSURANCE COMPANY GF NO. 9994-23-33587 ISSUED ON 01/30/23.

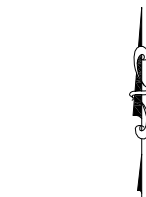
FLOOD INFORMATION
FIRM: 48157C PANEL: 0285 M
REV. DATE: 01/29/2021
ZONE: "X"

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.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- FOUND IRON ROD
- FENCE POST
- ELECTRIC METER
- GAS METER
- CONTROL MONUMENT



GRAPHIC SCALE



I, LUTHER J. DALY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to PATTEN TITLE COMPANY and CONTESSA CAPITAL, 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: EPIPHANY INVESTMENTS GROUP, LLC
Address: 1122 BEECHBEND DR., MISSOURI CITY, TX 77489 GF No. 9994-23-33587

Legal Description of the Land:

Lot 15, in Block 8, of HUNTER'S GLEN, SECTION FOUR (4), an Addition in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 22, Page 26, of the Plat Records of Fort Bend County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 22, PAGE 26, PLAT RECORDS, FORT BEND COUNTY, TEXAS VOLUME 823, PAGE 799, VOLUME 933, PAGE 193, DEED RECORDS, CLERK'S FILE NO(S). 2000000018, 2000029361, 2002064047, 2008125539, 2009091327, 2013160715, 2014007979, 2015042795, 2020055008, 2021146748, FORT BEND COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FIRM REGISTRATION NO. 10190700

LUTHER J. DALY, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6150

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Overland Consortium Inc.
Surveyors

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