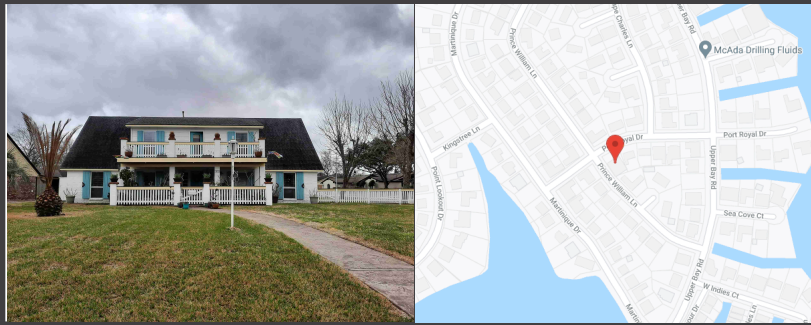




23501 Cinco Ranch Blvd., Suite B226 - Katy, TX 77594  
281-391-9181



**PROPERTY ADDRESS:**  
1902 PORT ROYAL DRIVE, HOUSTON, TEXAS 77058

**SURVEY NUMBER:** 2103.2383

**DATE OF SURVEY:** 03/11/21      **FIELD WORK DATE:** 3/10/2021

**REVISION DATE(S):**  
(REV.1 3/11/2021)

**POINTS OF INTEREST**  
NONE VISIBLE



**SURVEYORS CERTIFICATE**

The undersigned, being a Registered Professional Land Surveyor in the State of Texas, does hereby certify that the Plat or Survey hereon correctly represents the results of an actual survey made on the ground under my direction and meets the standards of practice promulgated by the Texas Board of Professional Engineers and Land Surveyors.

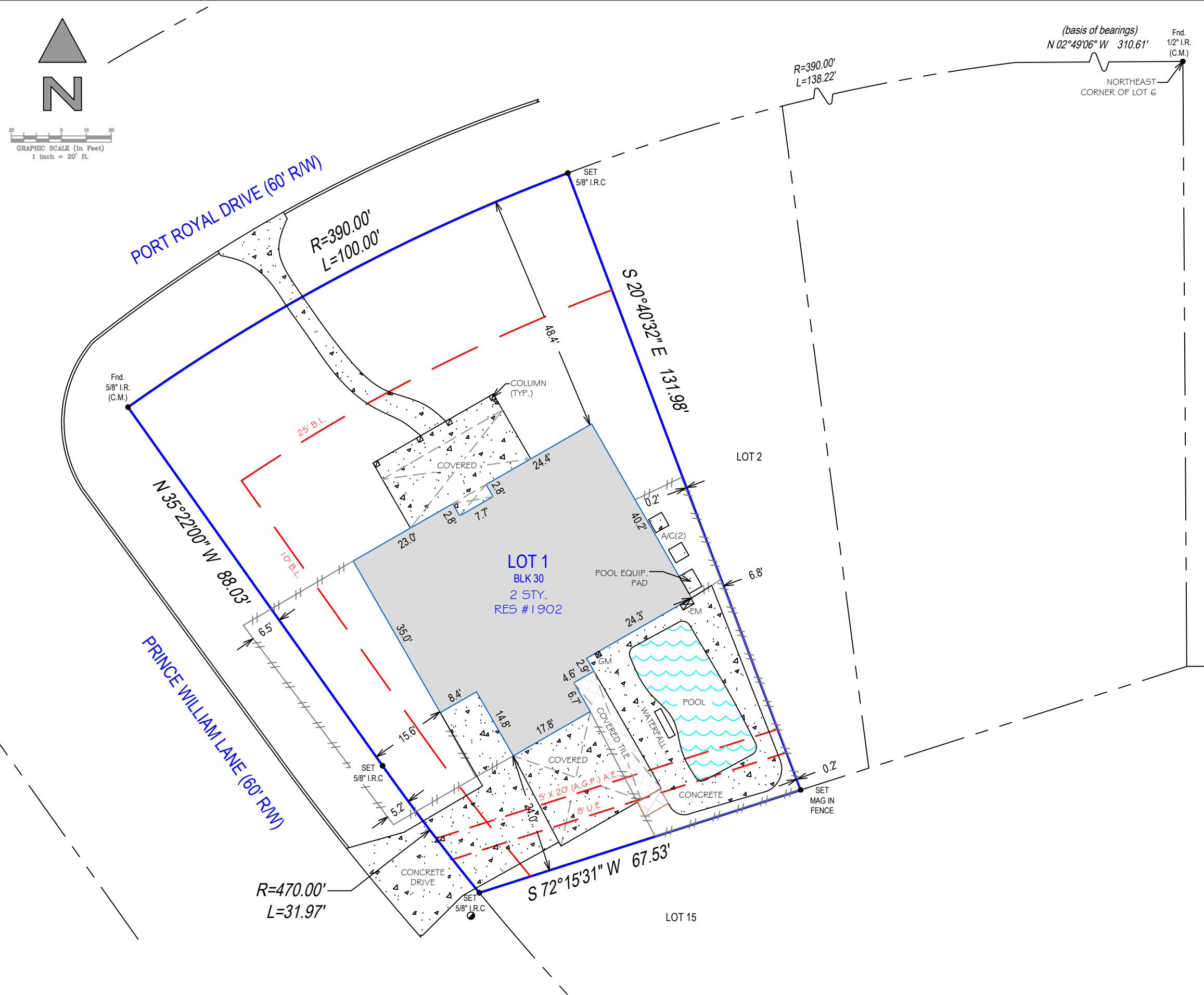
*Michael W. Skinner*



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**YOUR MARKETING REPRESENTATIVE** ——— **Clair Kimpel**  
Office: 281.763.7766  
EXACTA TEXAS SURVEYORS, INC.      clair@exacta365.com



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

<b>PROPERTY ADDRESS:</b> 1902 PORT ROYAL DRIVE, HOUSTON, TEXAS 77058	
<b>SURVEY NUMBER:</b> 2103.2383	
<b>CERTIFIED TO:</b> KATHLEEN M DOUGHTIE AND KEVIN B BROWN; FRONTIER TITLE; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; NETWORK FUNDING, LP	
<b>DATE OF SURVEY:</b> 03/11/21	
<b>BUYER:</b> KATHLEEN M DOUGHTIE AND KEVIN B BROWN	
<b>LENDER:</b> NETWORK FUNDING, LP	
<b>TITLE COMPANY:</b> FRONTIER TITLE	
<b>TITLE COMMITMENT:</b>	<b>CLIENT FILE NO:</b> 2191439LS
<b>LEGAL DESCRIPTION:</b> LOT 1, IN BLOCK 30, OF NASSAU BAY, SECTION 8, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 132, PAGE 64 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.	
<b>FLOOD ZONE INFORMATION:</b> BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE, PER 485491 1090M, DATED: 01/06/2017.	

- GENERAL SURVEYORS NOTES:**
- Unless otherwise noted, the Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
  - The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
  - Controlling Monuments ("CM") designated on the survey indicate the corners found or recovered and are the basis of the referenced bearing for this survey. Unless otherwise noted the bearings depicted hereon are based on the record map or plat.
  - If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection only. No excavation was performed to determine its location.
  - This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
  - Alterations to this survey map and report by other than the signing surveyor are prohibited.
  - Any FEMA food zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
  - Unless otherwise noted "SIRC" indicates a Set Iron Rebar with Cap stamped LB# 10063800 or LB# 10194357, a minimum half inch in diameter and eighteen inches long.
  - If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Texas State Statutes 663.18. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
  - The symbols reflected in the surveyor's legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
  - Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
  - Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
  - The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
  - Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning. Dimensions are in feet and decimals thereof.

**SURVEYORS LEGEND:**


LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin
	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

<b>ABBREVIATIONS</b>	<b>FIPC</b> - Found Iron Pipe & Cap	<b>PSM</b> - Professional Surveyor & Mapper
<b>(C)</b> - Calculated	<b>FIR</b> - Found Iron Rod	<b>PT</b> - Point of Tangency
<b>(D)</b> - Deed	<b>FIRC</b> - Found Iron Rod & Cap	<b>PUE</b> - Public Utility Easement
<b>(F)</b> - Field	<b>FN</b> - Found Nail	<b>R</b> - Radius or Radial
<b>(M)</b> - Measured	<b>FN&amp;D</b> - Found Nail & Disc	<b>R/W</b> - Right of Way
<b>(P)</b> - Plat	<b>FRRSPK</b> - Found Rail Road Spike	<b>RES</b> - Residential
<b>(S)</b> - Survey	<b>GAR</b> - Garage	<b>RGE</b> - Range
<b>A/C</b> - Air Conditioning	<b>GM</b> - Gas Meter	<b>ROE</b> - Roof Overhang Easement
<b>AE</b> - Access Easement	<b>ID</b> - Identification	<b>RP</b> - Radius Point
<b>ANE</b> - Anchor Easement	<b>IE/EE</b> - Ingress/Egress Easement	<b>S/W</b> - Sidewalk
<b>ASBL</b> - Accessory Setback Line	<b>ILL</b> - Illegible	<b>SBL</b> - Setback Line
<b>B/W</b> - Bay/Box Window	<b>INST</b> - Instrument	<b>SCL</b> - Survey Closure Line
<b>BC</b> - Block Corner	<b>INT</b> - Intersection	<b>SCR</b> - Screen
<b>BFP</b> - Backflow Preventer	<b>IRRE</b> - Irrigation Easement	<b>SEC</b> - Section
<b>BLDG</b> - Building	<b>L</b> - Length	<b>SEP</b> - Septic Tank
<b>BLK</b> - Block	<b>LAE</b> - Limited Access Easement	<b>SEW</b> - Sewer
<b>BM</b> - Benchmark	<b>LB#</b> - License No. (Business)	<b>SIRC</b> - Set Iron Rod & Cap
<b>BR</b> - Bearing Reference	<b>LBE</b> - Limited Buffer Easement	<b>SMWE</b> - Storm Water Management Easement
<b>BRL</b> - Building Restriction Line	<b>LE</b> - Landscape Easement	<b>SN&amp;D</b> - Set Nail and Disc
<b>BSMT</b> - Basement	<b>LME</b> - Lake/Landscape Maintenance Easement	<b>SQFT</b> - Square Feet
<b>C</b> - Curve	<b>LS#</b> - License No. (Surveyor)	<b>STL</b> - Survey Tie Line
<b>C/L</b> - Center Line	<b>MB</b> - Map Book	<b>STY</b> - Story
<b>C/P</b> - Covered Porch	<b>ME</b> - Maintenance Easement	<b>SV</b> - Sewer Valve
<b>C/S</b> - Concrete Slab	<b>MES</b> - Mitered End Section	<b>SWE</b> - Sidewalk Easement
<b>CATV</b> - Cable TV Riser	<b>MF</b> - Metal Fence	<b>TBM</b> - Temporary Bench Mark
<b>CB</b> - Concrete Block	<b>MH</b> - Manhole	<b>TEL</b> - Telephone Facilities
<b>CH</b> - Chord Bearing	<b>NR</b> - Non-Radial	<b>TOB</b> - Top of Bank
<b>CHIM</b> - Chimney	<b>NTS</b> - Not to Scale	<b>TUE</b> - Technological Utility Easement
<b>CLF</b> - Chain Link Fence	<b>NAVD88</b> - North American Vertical Datum 1988	<b>TWP</b> - Township
<b>CME</b> - Canal Maintenance Easement	<b>NGVD29</b> - National Geodetic Vertical Datum 1929	<b>TX</b> - Transformer
<b>CO</b> - Clean Out	<b>OG</b> - On Ground	<b>TYP</b> - Typical
<b>CONC</b> - Concrete	<b>ORB</b> - Official Records Book	<b>UE</b> - Utility Easement
<b>COR</b> - Corner	<b>ORV</b> - Official Record Volume	<b>UG</b> - Underground
<b>CS/W</b> - Concrete Sidewalk	<b>O/A</b> - Overall	<b>UP</b> - Utility Pole
<b>CUE</b> - Control Utility Easement	<b>O/S</b> - Offset	<b>UR</b> - Utility Riser
<b>CVG</b> - Concrete Valley Gutter	<b>OFF</b> - Outside Subject Property	<b>VF</b> - Vinyl Fence
<b>D/W</b> - Driveway	<b>OH</b> - Overhang	<b>W/C</b> - Witness Corner
<b>DE</b> - Drainage Easement	<b>OHL</b> - Overhead Utility Lines	<b>W/F</b> - Water Filter
<b>DF</b> - Drain Field	<b>ON</b> - Inside Subject Property	<b>WF</b> - Wood Fence
<b>DH</b> - Drill Hole	<b>P/E</b> - Pool Equipment	<b>WM</b> - Water Meter/Valve Box
<b>DUE</b> - Drainage & Utility Easement	<b>PB</b> - Plat Book	<b>WV</b> - Water valve
<b>ELEV</b> - Elevation	<b>PC</b> - Point of Curvature	
<b>EM</b> - Electric Meter	<b>PCC</b> - Point of Compound Curvature	
<b>ENCL</b> - Enclosure	<b>PCP</b> - Permanent Control Point	
<b>ENT</b> - Entrance	<b>PI</b> - Point of Intersection	
<b>EOP</b> - Edge of Pavement	<b>PLS</b> - Professional Land Surveyor	
<b>EOW</b> - Edge of Water	<b>PLT</b> - Planter	
<b>ESMT</b> - Easement	<b>POB</b> - Point of Beginning	
<b>EUB</b> - Electric Utility Box	<b>POC</b> - Point of Commencement	
<b>F/DH</b> - Found Drill Hole	<b>PRC</b> - Point of Reverse Curvature	
<b>FCM</b> - Found Concrete Monument	<b>PRM</b> - Permanent Reference Monument	
<b>FF</b> - Finished Floor		
<b>FIP</b> - Found Iron Pipe		

- JOB SPECIFIC SURVEYOR NOTES:**
- Subject to drainage easement extending 15 feet on each side of the centerline of any and all natural drainage courses per the record plat for the Approval and Acceptance of Infrastructure. No natural drainage courses were observed during our survey.
  - This survey was prepared with information contained in Title Commitment GF No. 2191439LS of Frontier Title Company, effective date of February 24, 2021, issued date of March 5, 2021, and is subject to the limitations of that commitment.
  - Subject to easements and setbacks as per restrictions recorded in Schedule B, Item No. 1.
  - All building lines and easements shown hereon are per the record plat, unless otherwise noted.
  - Schedule B, Item No. 10a (Applies as shown on survey), 10b (Does not Apply), 10c (Applies, Blanket in Nature)

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Firm No: 10063800

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1111 Richmond Ave, Suite 150 | Houston, TX 77062  
Firm No: 10194357



**SEE PAGE 1 OF 2 FOR MAP OF PROPERTY**  
**PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES**

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT**

Date: 08/15/2025 GF No. \_\_\_\_\_  
 Name of Affiant(s): Kevin B Brown, Kathleen Doughtie  
 Address of Affiant: 1902 Port Royal Dr, Houston, TX 77058  
 Description of Property: \_\_\_\_\_  
 County Harris, Texas  
 Date of Survey: 03/10/2021

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TX, personally appeared Affiant(s) who after by me being duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since Date of the Survey, there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary walls;
  - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
  - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

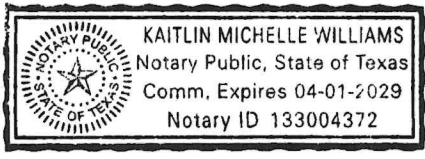
NONE

5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

- 6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p><i>Kevin Brown</i></p> <hr/> <p>Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p><i>Kathleen Doughtie</i></p> <hr/> <p>Affiant</p>
---	---

SWORN AND SUBSCRIBED this 15<sup>th</sup> day of August, 2025.



*Kaitlin Williams*

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Notary Public