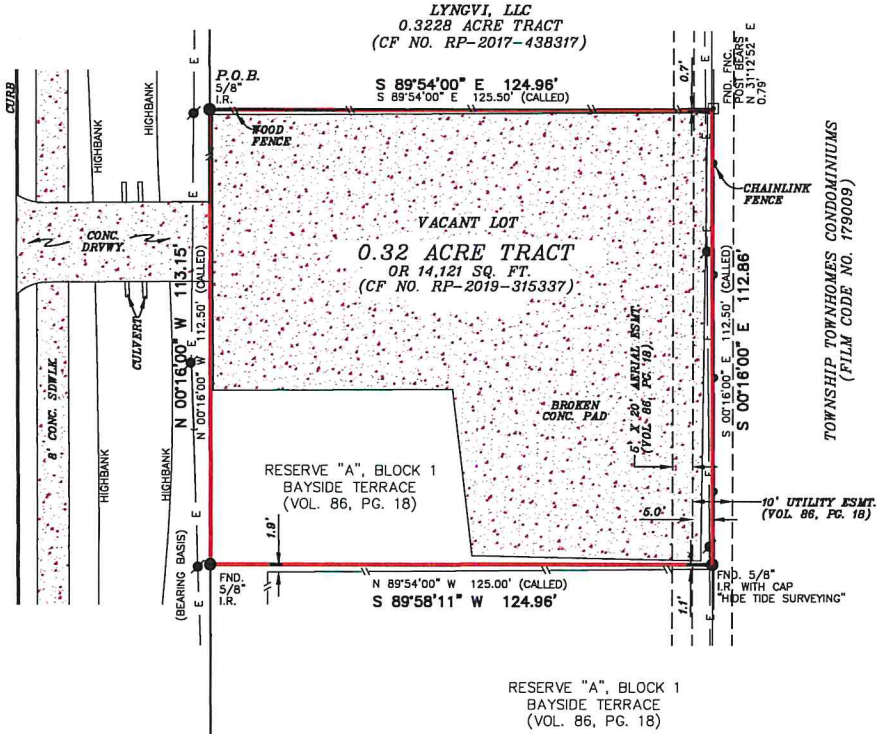


X *[Handwritten Signature]*

STATE HIGHWAY NO. 146
(120' R.O.W.)
(A.K.A. S. BROADWAY ST.)



0.32 ACRE TRACT
HARRIS COUNTY, TEXAS

BEING A 0.32 ACRE OF LAND, MORE OR LESS, OUT OF RESERVE "A", BLOCK 1, REPLAT OF BAYSIDE TERRACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 86, PAGE 18, MAP RECORDS, HARRIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED IN GENERAL WARRANTY DEED TO OSCAR GARCIA, JR., DATED JULY 19, 2019, RECORDED IN CLERK'S FILE NO. RP-2019-315337, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS (O.P.R.H.C.T.), SAID 0.32 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND-BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" iron rod found on the East ROW line of State Highway No. 146 (120' ROW), also known as South Broadway Street, hereon to be referred to as State Highway No. 146, same being the West line of said Reserve "A", at the Southwest corner of a 0.3228 acre tract described in CF. NO. RP-2017-438317 (O.P.R.H.C.T.), for the Northwest corner of this tract.

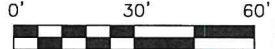
THENCE S89°54'00" E Through the interior of said Reserve "A", with the South line of said 0.3228 acre tract, a distance of 124.96 feet (called 125.50 feet) to a calculated point on the West line of Township Townhomes Condominiums, a Condominium Declaration recorded in Film Code 179009, Map Records, Harris County, Texas, at the Southeast corner of said 0.3228 acre tract, for the Northeast corner of this tract, from which a fence post found for reference bears N31°12'52" E, a distance of 0.79 feet.

THENCE S00°16'00" E, along the West line of said Township Townhomes Condominiums, same being the East line of said Reserve "A", a distance of 112.86 feet (called 112.50 feet) to a 5/8" iron rod found on said line, at the Northeast corner of a 0.4304 acre tract described in CF. NO. RP-2019-303738 (O.P.R.H.C.T.), for the Southeast corner of this tract.

THENCE S89°58'11" W (called N89°54'00" W) Through the interior of Reserve "A", with the North line of said 0.4304 acre tract, a distance of 124.96 feet (called 125.00 feet) to a 5/8" iron rod found on the East ROW line of State Highway No. 146, same being the West line of said Reserve "A", at the Northwest corner of said 0.4304 acre tract, for the Southwest corner of this tract.

THENCE N00°16'00" W, along the East ROW line of State Highway No. 146, same being the West line of said Reserve "A", a distance of 113.15 feet (called 112.50 feet) to the POINT OF BEGINNING of this tract and containing 0.32 acre of land, more or less.

GRAPHIC SCALE



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.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY GF NO. 2178993-VLHF ISSUED ON 01/04/22.

TURBEVILLE NASSAU BAY PROPERTIES, LLC
0.4304 ACRE TRACT
(CF NO. RP-2019-503738)

- LEGEND**
- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - - - - - EASEMENT LINE
 - - - - - CHAINLINK FENCE
 - ||||| WOOD FENCE
 - E—E— OVERHEAD ELECTRIC
 - FOUND IRON ROD
 - FENCE POST
 - ⊕ POWER POLE
 - ⊥ GUY ANCHOR
 - CM CONTROL MONUMENT

FLOOD INFORMATION
FIRM: 48201C PANEL: 0945 M
REV. DATE: 01/06/2017
ZONE: "AE"

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.

CM 5/8" I.R. WITH CAP
"HIDE TIDE SURVEYING"
BAYSIDE DRIVE

I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **INDEPENDENCE TITLE COMPANY** and **THINK BEYOND CONSTRUCTION, LLC AND OR ASSIGNS** 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 0.32 ACRE PARCEL OF LAND** recorded in Clerk's file **RP-2019-315337**, of the Map/Deed and Plat Records of **HARRIS** County, Texas, located in the **WILLIAM P. HARRIS SURVEY**

Borrower: **OSCAR GARCIA, JR.**
Address: **3031 S. BROADWAY ST., LA PORTE, TX 77571** GF No. **2178993-VLHF**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 86, PAGE 18, MAP RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NO. B134543, DEED RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NO. B273934, DEED RECORDS, HARRIS COUNTY, TEXAS



LAND TITLE SURVEY

| JOB NO.: | NO. | REVISION | DATE |
|--------------|----------|----------|------|
| 2201031360 | | | |
| DATE: | 01/18/22 | | |
| DRAWN BY: | ST/AF | | |
| APPROVED BY: | DMC | | |



Overland Consortium Inc.
Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

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.