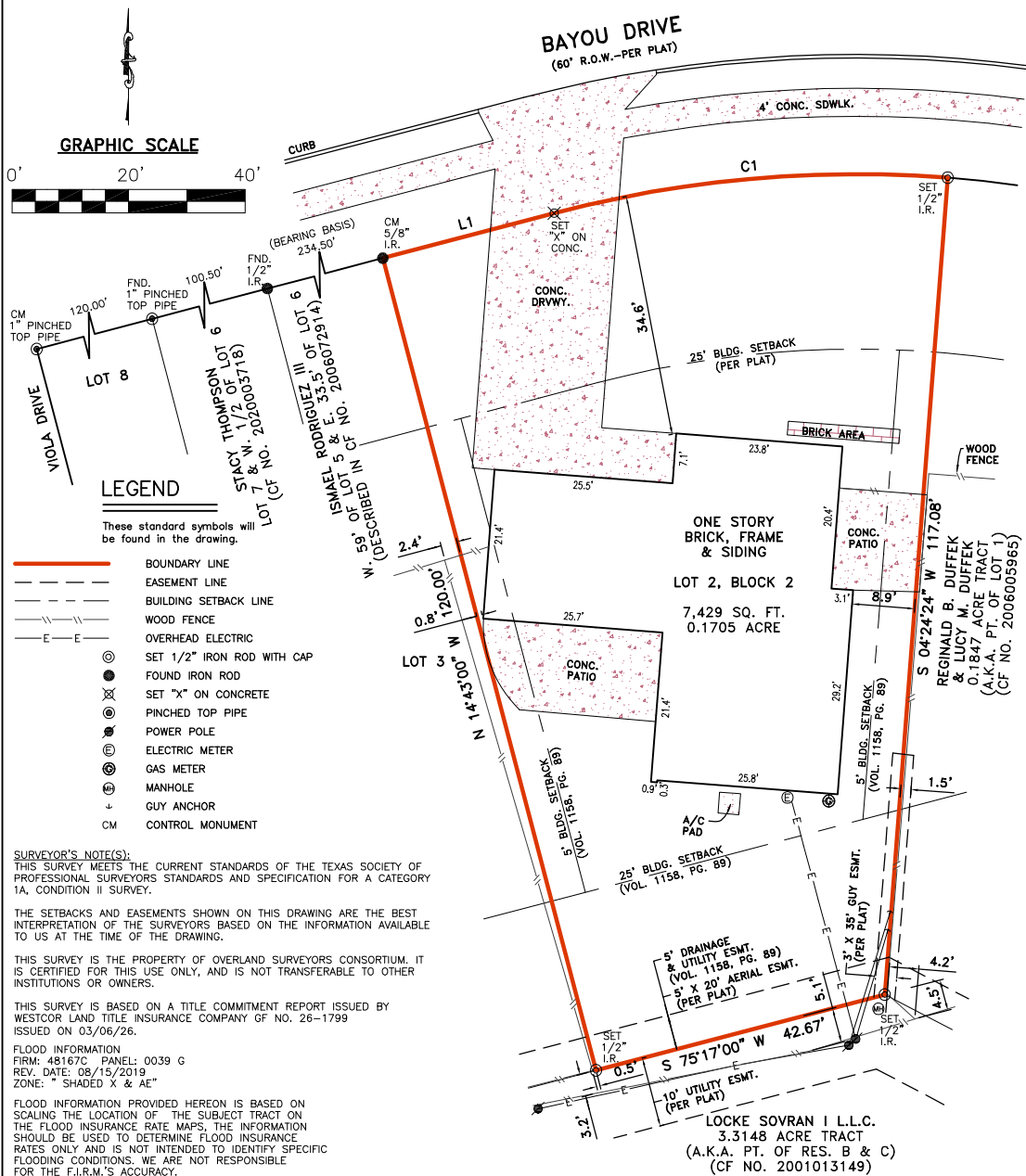


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.00'	56.74'	56.48'	N 84°50'42" E	19°07'24"

LINE	BEARING	DISTANCE
L1	N 75°17'00" E	25.33'



I, **RODRIC R REESE**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **SPARTAN TITLE** and **LIONSGATE INVESTMENTS 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 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: **LIONSGATE INVESTMENTS LLC**
Address: **2431 BAYOU DR., LEAGUE CITY, TX 77573** GF No. **26-1799**

Legal Description of the Land: ABST 18 Muldoon Sur Lot 2, Block 2, BAYOU BRAE SEC 1, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 77, of the Map Records and transferred to Plat Record 11, Map No. 69, both of the Map Records of Galveston County, Texas

"LAND TITLE" SURVEY

JOB NO.:	2603050955	NO.	REVISION	DATE
DATE:	03/10/26			
DRAWN BY:	CH/DC			
APPROVED BY:	RRR			

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 254-A, PAGE 77, MAP RECORDS AND TRANSFERRED TO PLAT RECORD 11, MAP NO. 69, MAP/PLAT RECORDS, GALVESTON COUNTY, TEXAS, VOLUME 1158, PAGE 89, OFFICIAL PUBLIC RECORDS, GALVESTON COUNTY, TEXAS.



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

COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

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