

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1039.86'	64.45'	64.44'	N 84°46'28" W	0°33'04"

LEGEND

These standard symbols will be found in the drawing.

—	BOUNDARY LINE
- - -	EASEMENT LINE
- · - · -	BUILDING SETBACK LINE
	WOOD FENCE
—	PLATTED LOT LINE
●	FOUND IRON ROD
□	FENCE POST
⊗	TELEPHONE PEDESTAL
⊕	ELECTRIC METER
⊙	GAS METER
CM	CONTROL MONUMENT

0.1864 Acre (8,119 Sq. Ft.)
Sarah Deel League, Abstract No. 13
Harris County, Texas

BEING a 0.1864 Acre (8,119 Sq. Ft.) tract situated in the Sarah Deel League, A-13, Harris County, Texas; being a portion of Lots 351 and 352, Block 31, Clear Lake City, Section Three, of record in Volume 106, Page 1, 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 in the north right-of-way (R.O.W.) line of Wavecrest Lane (60 feet wide) marking the southeast corner of that called 7,770 Square Feet tract conveyed to Richard Reece and Jamie Reece by deed of record under Clerk's File No. 20110285183, Deed Records, Harris County, Texas (D.R.H.C.T.); and marking the southwest corner of the herein described tract;

THENCE, N 03°26'47" E, 119.37 feet with the east line of said Reece tract to the northwest corner of the herein described tract, from which a fence post found bears S 67° W, 1.0 feet;

THENCE, S 85°01'18" E, 71.86 feet, in part with south line of that called 0.1767 acre tract conveyed to Norma Lahart-Cloyd by deed of record under Clerk's file No. 20140215603, D.R.H.C.T. to the northeast corner of the herein described tract, from which a fence post found bears N 08° E, 0.7 feet;

THENCE, S 06°59'51" W, 119.68 feet with the west line of that tract conveyed to Jimmy D. Ballard and Carol Y. Anderson by deed of record under Clerk's File No. V235514, D.R.H.C.T. to a 5/8-inch iron rod found in the north R.O.W. line of the aforementioned Wavecrest Lane, marking the southeast corner of the herein described tract, and the beginning of a curve to the left;

THENCE, 64.45 feet with the arc of said curve having a radius of 1039.86 feet, a central angle of 0°33'04" and a chord that bears N 84°46'28" W, 64.44 feet with the north R.O.W. line of said Wavecrest Lane to the **POINT OF BEGINNING** and **CONTAINING** 0.1864 acre (8,119 Sq. Ft.) of land.

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 THE PROPERTY OF OVERLAND SURVEYORS CONSORTIUM. IT IS CERTIFIED FOR THIS USE ONLY, AND IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR OWNERS.

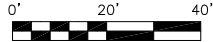
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY OF NO. 26-CL-1159 ISSUED ON 03/13/26.

EASEMENT AS RECORDED IN VOLUME 5050, PAGE 68, DEED RECORDS, HARRIS COUNTY, TEXAS.

PARTIAL RELEASE OF 10' UTILITY EASEMENT AS RECORDED IN VOLUME 5921, PAGE 352, VOLUME 5921, PAGE 369, VOLUME 6250, PAGE 451, DEED RECORDS, HARRIS COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 106, PAGE 1, MAP RECORDS, HARRIS COUNTY, TEXAS; AND VOLUME 5205, PAGE 384, VOLUME 5441, PAGE 552, VOLUME 5872, PAGE 414, VOLUME 7295, PAGE 271, VOLUME 7957, PAGE 543, DEED RECORDS, HARRIS COUNTY, TEXAS; AND CCR#S R430223, U139256, U139257, U495735, W089373, Z130178, 2010054712, 2012037811, 2012033036, 2013020418, 20130622923, 20140146335, 0150036086, 201502444191, 20150245741, 2016-29543, 2016-236494, 2016-375757, 2016-403854, 2016-435981, 2017-129812, 2017-345519, 2018-214091, 2018-295611, 2018-351680, 2018-488667, 2019-60420, 2019-60564, 2019-540532, 2019-540588, 2019-540593, 2019-560988, 2020-460470, 2020-547847, 2021-9011, 2021-482620, 2021-482872, 2021-488104, 2021-488117, 2021-489324, 2021-490887, 2021-561314, 2022-102800, 2022-158895, 2022-541122, 2023-23906, 2023-333287, 2023-333288, 2023-333289, 2023-333333, 2024-68641 (MANAGEMENT CERTIFICATE), 2024-69802, 2025-239036, 2026-4969, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS.

GRAPHIC SCALE



"LAND TITLE" SURVEY

JOB NO.:	2603051073	NO.	REVISION	DATE
DATE:	03/17/26			
DRAWN BY:	UR/PD			
APPROVED BY:	RRR			



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

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I, RODRIC R. REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to UNIVERSITY TITLE and NESTING GROUNDS, 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.
 Description: BEING A 8119 SQ. FT. PARCEL OF LAND recorded in Clerk's File F166188 of the Map/Deed and Plot Records of HARRIS County, Texas, located in the NESTING GROUNDS, LLC Borrower/Owner.
 Address: 1617 WAVECREST LN., HOUSTON, TX 77062 GF No. 26-CL-1159

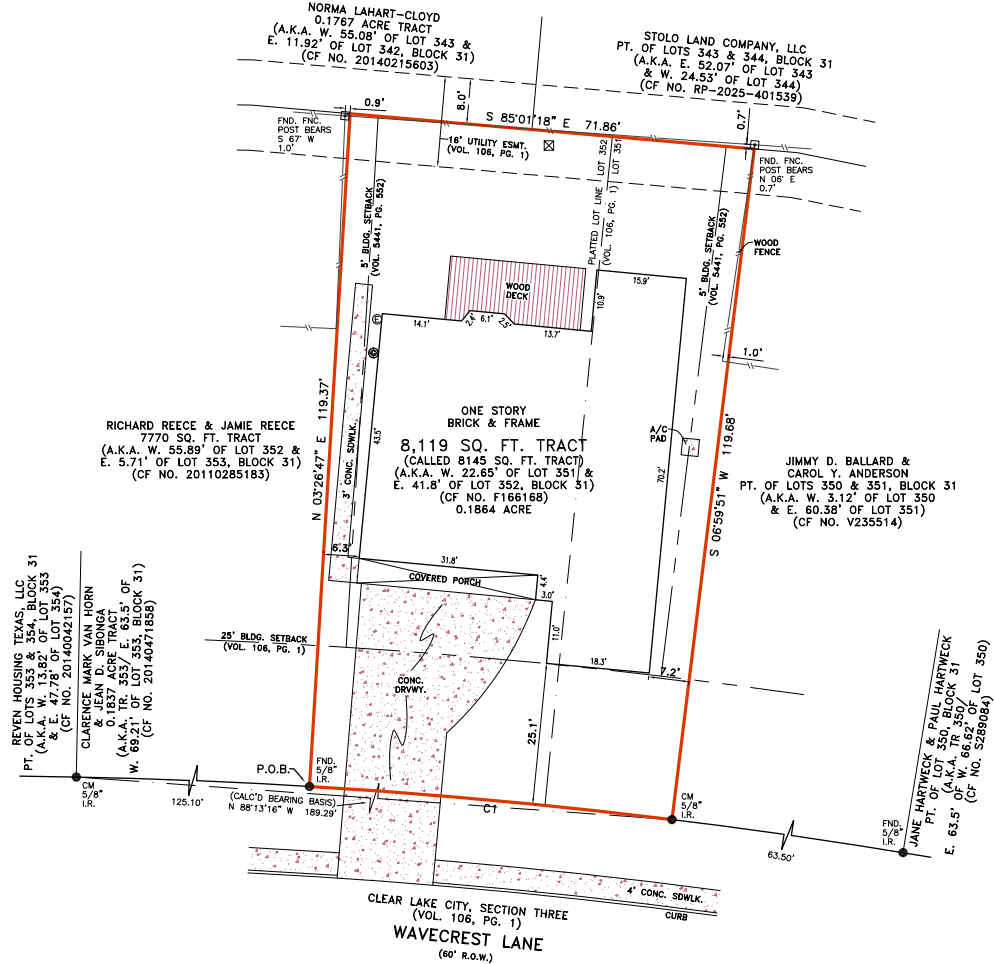
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: SEE ABOVE.

PROPERTY PHOTOGRAPH:



Overland Consortium Inc.
Surveyors

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



FLOOD INFORMATION
 FIRM: 48201C, PANEL: 1080 M
 REV. DATE: 01/08/2017
 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 FIRM'S ACCURACY.