



TITLE COMPANY:



UNIVERSITY  
TITLE COMPANY

832-234-2210

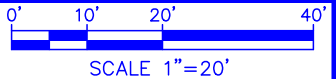
G.F. #: 26-SP-1536

ISSUE DATE:  
AUGUST 25, 2026

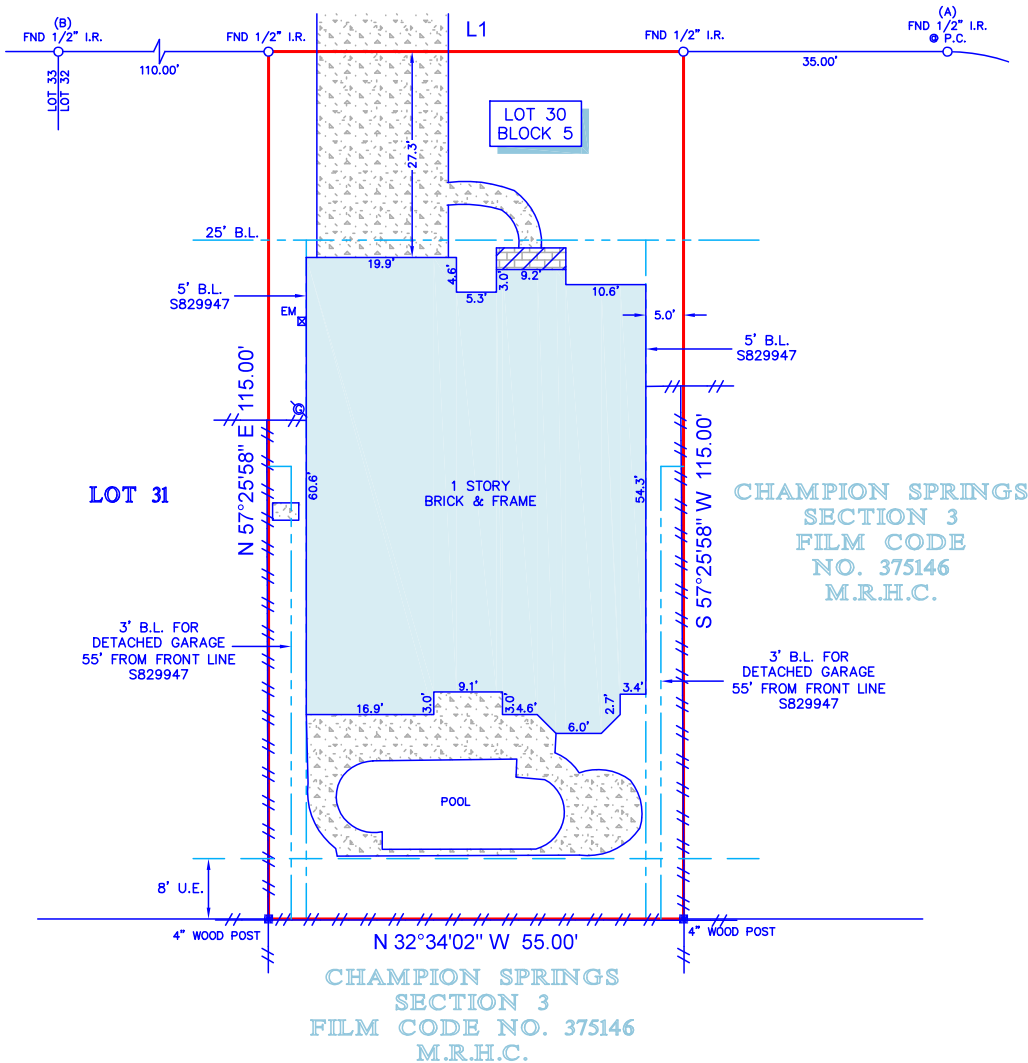
LAND TITLE SURVEY



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 32°34'02" E | 55.00'   |



MOUNTAIN CREST DRIVE  
(50' R.O.W.)

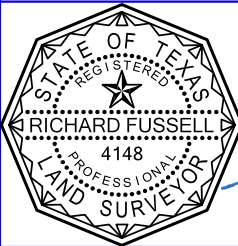


NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON AUGUST 25, 2026, UNDER G.F. NO. 26-SP-1536.

|                                                                                     |   |                  |                                                                                       |       |
|-------------------------------------------------------------------------------------|---|------------------|---------------------------------------------------------------------------------------|-------|
| B.L.                                                                                | = | BUILDING LINE    |                                                                                       |       |
| U.E.                                                                                | = | UTILITY EASEMENT |  | BRICK |
|  |   | GAS METER        |  |       |
|  |   | CONCRETE         |                                                                                       |       |
|  |   | COVERED AREA     |                                                                                       |       |
|                                                                                     |   |                  |                                                                                       |       |
|                                                                                     |   |                  |                                                                                       |       |
|                                                                                     |   |                  |                                                                                       |       |
|                                                                                     |   |                  |  | WOOD  |

LEGAL DESCRIPTION: LOT 30, BLOCK 5, OF CHAMPION SPRINGS, SECTION FOUR, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 391059, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



SURVEYORS CERTIFICATE:  
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON AUGUST 26, 2026 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL  
RPLS# 4148

CLIENT:  
TEXAS PRIME HOLDINGS LLC  
ADDRESS:  
17107 MOUNTAIN CREST DRIVE

www.survey1inc.com  
survey1@survey1inc.com  
**Survey 1, Inc.**  
Your Land Survey Company  
Firm Registration No. 100758-00  
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

|                        |                    |
|------------------------|--------------------|
| FIELD CREW:<br>BM      | TECH:<br>JC        |
| DRAFTER:<br>PV         | FINAL CHECK:<br>EF |
| DATE:<br>AUG. 31, 2026 |                    |
| JOB#<br>8-168936-26    |                    |