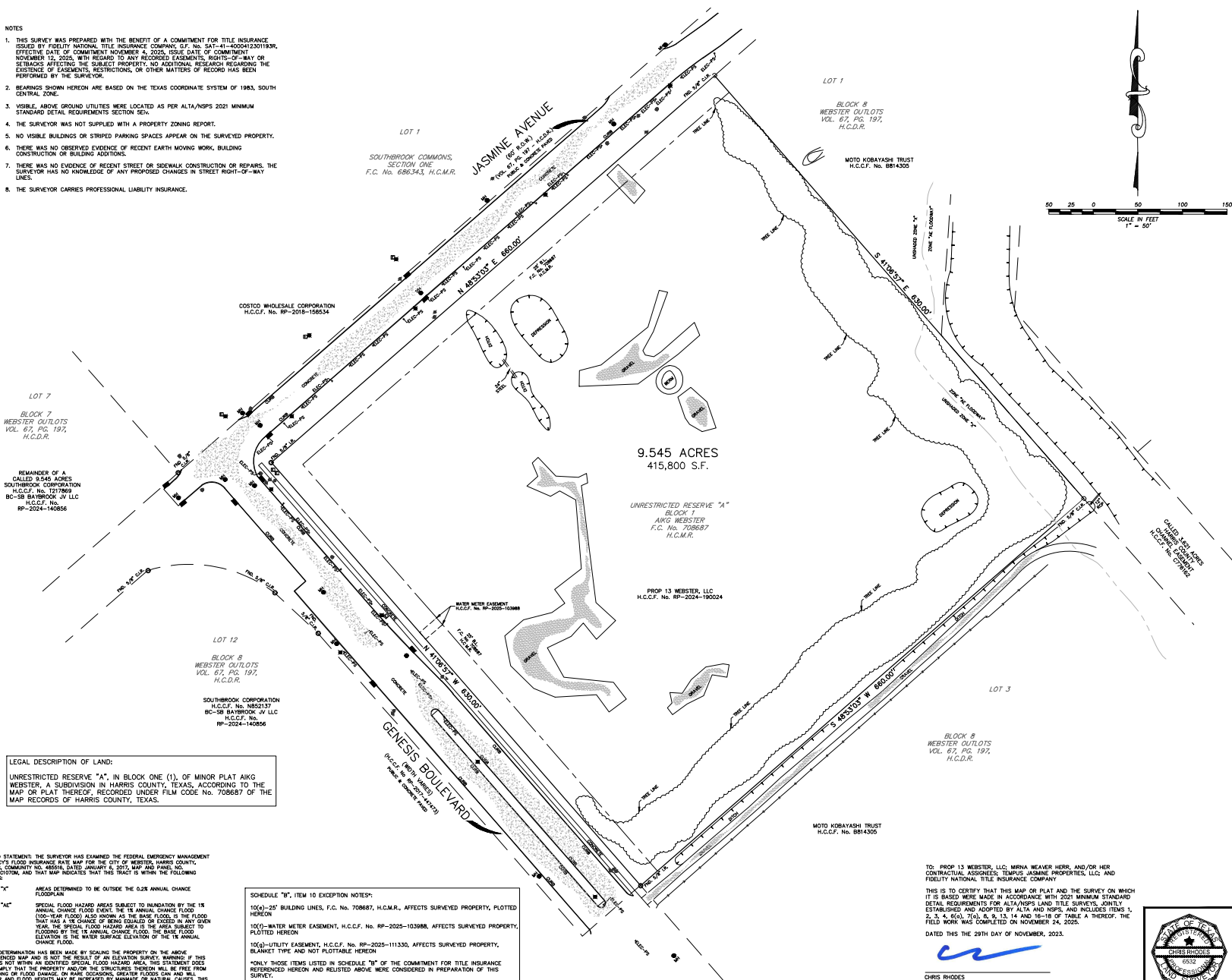


1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF NO. SAT-411-000041201913R, DATED 08/26/2019, IN CONNECTION WITH THE CLOSING OF THE TRANSACTION SET FORTH IN THE INSTRUMENT OF COMMITMENT NUMBERED 12, 2025, WITH REGARD TO ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAY OR EJECTMENTS, ENCUMBRANCES, INTERESTS, CLAIMS, DEFENSES, ADVERSE CLAIMS, DEFENSES, EXCEPTIONS, EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN REVIEWED AND FOUND TO BE CORRECT.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
3. VISIBLE, ABOVE GROUND UTILITIES WERE LOCATED AS PER ALTA/NPS# 2021 MAXIMUM STANDARD DETAIL REQUIREMENTS SECTION 501.
4. THE SURVEYOR WAS NOT SUPPLIED WITH A PROPERTY ZONING REPORT.
5. NO VISIBLE BUILDINGS OR STOPPED PARKING SPACES APPEAR ON THE SURVEYED PROPERTY.
6. THERE WAS NO OBSERVED EVIDENCE OF RECENT HEAVY MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
7. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
8. THE SURVEYOR CARRIES PROFESSIONAL LIABILITY INSURANCE.



LEGAL DESCRIPTION OF LAND:

UNRESTRICTED RESERVE "A", IN BLOCK ONE (1), OF MINOR PLAT A/K/G WEBSTER, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE No. 708687 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

FLOOD STATEMENT: THE SURVEYOR HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF WEBSTER, HARRIS COUNTY, TEXAS, COMMUNITY NO. 485516, DATED JANUARY 6, 2017, MAP AND PANEL NO. 48201C1070M, AND THAT MAP INDICATES THAT THIS TRACT IS WITHIN THE FOLLOWING ZONE(S):

ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

**ZONE "AE"** SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE BASE FLOOD ELEVATION IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.

THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SCHEDULE "B" - ITEM 10, EXCEPTION NOTES:

- 10(e)-25' BUILDING LINES, F.C. No. 708687, H.C.M.R., AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
- 10(f)-WATER METER EASEMENT, H.C.C.F. No. RP-2025-103988, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
- 10(g)-UTILITY EASEMENT, H.C.C.F. No. RP-2025-111330, AFFECTS SURVEYED PROPERTY, BLANKET TYPE, AND NOT PLOTTABLE HEREON
- \*ONLY THOSE ITEMS LISTED IN SCHEDULE "B" OF THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON AND RELISTED ABOVE WERE CONSIDERED IN PREPARATION OF THIS

TO: PROP 13 WEBSTER, LLC; MIRNA WEAVER HERR, AND/OR HER  
CONTRACTUAL ASSIGNEES; TEMPUS JASMINE PROPERTIES, LLC; AND  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 13, 14 AND 16-18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 24, 2025.

CHRIS RHODES  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO.: 6532



DATE:	11/25/2025
SCALE:	1" = 50'
BOOK NO.:	
DRAWN BY:	MS/CR
CHECKED BY:	CR
PROJECT NO.:	CS 23224
DRAWING NO.:	1 OF 1

10990 WESTFORD DRIVE, SUITE 1000  
HOUSTON, TEXAS 77042-4500  
OFFICE: (713) 639-9181

**Civil-Surv**  
Land Surveying, LLC

TSPELS No. 10143800

TBPELS No. 10143800  
 Email: [michael@civil-surv.net](mailto:michael@civil-surv.net)