

LINE	BEARING	DISTANCE
L1	S 18°55'05" W	8.68'
L2	S 18°55'05" W	31.00'

**2.26 Acres (98,317 Square Feet)**  
**H.T. & B.R.R. Co. Survey, Abstract Number 406**  
**Harris County, Texas**

**All** that 2.26 acres (98,317 Sq. Ft.) situated in the H.T. & B. R.R. Co. Survey, A-406, being out of Unrestricted Reserve "E", La Plaza Real, a subdivision of record in Volume 212, Page 45, Map Records. Harris County, Texas, conveyed to Steve D. Taylor, Trustee by Deed of Trust of record under Clerk's File No. V116969, Deed Records, Harris County, Texas, D.R.H.C.T. and being more particularly described by metes and bounds as follows;

**BEGINNING** at a 3/4-inch iron rod found in the west right of way (R.O.W.) line of Cook Road (80 feet wide) marking the northeast corner of that called 0.5969 acre tract conveyed to Bissonnet Real LLC by deed of record under Clerk's File No. 20090000942, D.R.H.C.T., and marking the southeast corner of the herein described tract;

**THENCE**, N 71°04'55" W, 111.46 feet with the north line of said 0.5969 acre tract to a 1/2-inch iron rod with cap stamped "OSC" set marking a corner of the herein described tract;

**THENCE**, S 18°55'05" W, 8.68 feet to a 1/2-inch iron rod with cap stamped "OSC" set marking a corner of the herein described tract;

**THENCE**, N 71°04'55" W, 205.00 feet with the south line of the herein described tract to a 1/2-inch iron rod with cap stamped "OSC" set marking a corner of the herein described tract;

**THENCE**, S 18°55'05" W, 31.00 feet to a 1/2-inch iron rod with cap stamped "OSC" set marking a corner of the herein described tract;

**THENCE**, N 71°04'55" W, 125.00 feet with the south line of the herein described tract to a 1/2-inch iron rod with cap stamped "OSC" set marking a corner of the herein described tract;

**THENCE**, N 18°55'05" E, 267.34 feet to a point for northwest corner of the herein described tract, from which a fence post found bears S 25°21' W, 1.3 feet;

**THENCE**, S 71°04'55" E, 363.06 feet with the south line of that called 8.1673 acres conveyed to NPTH Investments, LP described in deed of record under Clerk's File No. V495000, D.R.H.C.T. to a point in the west R.O.W. line of the aforementioned Cook Road for the northeast corner of the herein described tract, from which an "X" cut in concrete found bears N 44°27'59" E, 1.12 feet;

**THENCE**, S 00°05'00" E, 240.78 feet with the west R.O.W. line of said Cook Road to the **POINT OF BEGINNING** and **CONTAINING** 2.26 acres (98,317 Sq. Ft.) of land.


**NOTE:**  
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY GF NO. 121909348 ISSUED ON 05/08/2019.

THERE EXISTS AN EASEMENT AS RECORDED IN CLERK'S FILE NO J821876, N663769, HARRIS COUNTY, TEXAS.

FLOOD INFORMATION  
FIRM: 48201C PANEL: 0840 L  
REV. DATE: 06/18/2007  
ZONE: "A" & "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.

<p>I, <u>RODRIC R REESE</u>, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to <u>SELECT TITLE</u> and <u>CRABRIVER GROUP, LLC</u> 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.</p> <p>Description: <u>BEING A 2.26 ACRE PARCEL OF LAND</u> recorded in Clerk's File <u>V116969</u>, of the Map/Deed and Plat Records of <u>HARRIS</u> County, Texas. located in the <u>H.T. &amp; B.R.R. CO. SURVEY, A-406</u></p> <p>Borrower: <u>CRABRIVER GROUP, LLC</u></p> <p>Address: <u>COOK RD., HOUSTON, TEXAS 77099</u> GF No. <u>121909348</u></p>		<p><b>LAND TITLE SURVEY</b></p> <table><tr><td>JOB NO.:</td><td>1905015364</td><td>NO.</td><td>REVISION</td><td>DATE</td></tr><tr><td>DATE:</td><td>06/04/19</td><td></td><td></td><td></td></tr><tr><td>DRAWN BY:</td><td>GT</td><td></td><td></td><td></td></tr><tr><td>APPROVED BY:</td><td>RRR</td><td></td><td></td><td></td></tr></table>		JOB NO.:	1905015364	NO.	REVISION	DATE	DATE:	06/04/19				DRAWN BY:	GT				APPROVED BY:	RRR			
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<p>SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 212, PAGE 45, MAP RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NO(S). J821874, P483208, HARRIS COUNTY, TEXAS CLERK'S FILE NO(S). K075177, P474890, V116968, HARRIS COUNTY, TEXAS</p>		<p>PROPERTY PHOTOGRAPH:</p>																					
<p><b>Overland Consortium Inc. Surveyors</b></p> <p>Tel: 281-940-8869 Fax: 281-207-6476</p> <p>1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212</p>		<p> <u>Rodric R. Reese</u> FIRM REGISTRATION NO. 10190700 THIS SURVEY IS CONTRACTED TO RODRIC R REESE, RPLS PHONE NUMBER 713-647-1315 <u>RODRIC R REESE</u>, R.P.L.S. Registered Professional Land Surveyor Registration No. <u>5883</u> COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.</p>																					