

3510 Fox Drive

Being a portion of Lot 8, Block 2 of Cedar Bayou Estates, according to the Map or Plat thereof recorded in Volume 28, Page 29 of the Map Records, Harris County, Texas, same being that tract of land conveyed to MDSG Investments, a Texas Limited Liability Company, by deed recorded in Document Number Y445974, Official Public Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the Southeast line of Fox Drive (public right-of-way) and being the Northeast corner of that tract of land conveyed to Glenn A. Nickson, by deed recorded in Document Number Y812252, Official Public Records, Harris County, Texas;

THENCE North 80 degrees 30 minutes 00 seconds East, along the Southeast line of said Fox Drive, a distance of 30.00 feet to a mag nail set for corner, said corner being the Northwest corner of that tract of land conveyed to Sara B. Stoerner and Forrest G. Stoerner Jr., a married couple, by deed recorded in Document Number RP-2017-482612, Official Public Records, Harris County, Texas, and being in the center line of Hebert Lane (60 foot right-of-way);

THENCE South 09 degrees 30 minutes 00 seconds East, along the Southwest line of said Stoerner tract, passing along that tract of land conveyed to MRD Real Estate Investment, by deed recorded in Document Number RP-2016-2650566, Official Public Records, Harris County, Texas, a distance of 999.57 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said MRD Real Estate tract (RP-2016-2650566), and being in the Northwest line of Kaylawood Estates Subdivision in Baytown, Harris County, Texas, according to the Plat thereof recorded in Film Code No. 463062, Map Records, Harris County, Texas;

THENCE South 80 degrees 30 minutes 00 seconds West, along the Northwest line of said Kaylawood Estates, passing at a distance of 201.27 feet to a 5/8 inch iron rod found on line for reference, continuing at a total distance of 217.80 feet to a 1/2 inch iron set with a yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Kaylawood Estates and being the Northeast corner of that tract of land conveyed to Juan M. Suarez, Jr., a married person, by deed recorded in Document Number 20130475251, Official Public Records, Harris County, Texas and being the Southeast corner of that tract of land conveyed to Ronald Quinnelly and Gayle Quinnelly, by deed recorded in Document Number 20080336229, Official Public Records, Harris County, Texas;

THENCE North 09 degrees 30 minutes 00 seconds West, along the Northeast line of said Quinnelly tract, a distance of 766.87 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of that tract of land conveyed to Raymond Timothy Kyle and wife, Charlene Kyle, by deed recorded in Document Number F318247, Official Public Records, Harris County, Texas;

THENCE North 72 degrees 04 minutes 42 seconds East, along the Southeast line of said Kyle tract, passing along aforesaid Dickson tract, a distance of 189.85 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Dickson tract;

THENCE North 09 degrees 30 minutes 00 seconds West, along the Northeast line of said Dickson tract, a distance of 204.90 feet to the POINT OF BEGINNING and containing 176,616 square feet or 4.05 acres of land.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Fidelity National Title Insurance Company in connection with the transaction described in OF# FTH-21-FAH20000737M. The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to Allegiance Bank, Homes at Baytown Inc., and Fidelity National Title Insurance Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 3510 Fox Drive described in Doc. No. Y445974, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and plotted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Zone X (N.F.H.A.) and is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48201C0770N, with a date of 01/06/2017) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Allegiance Bank, Homes at Baytown Inc., and Fidelity National Title Insurance Company are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 21st day of February, 2020.

Bryan Connolly

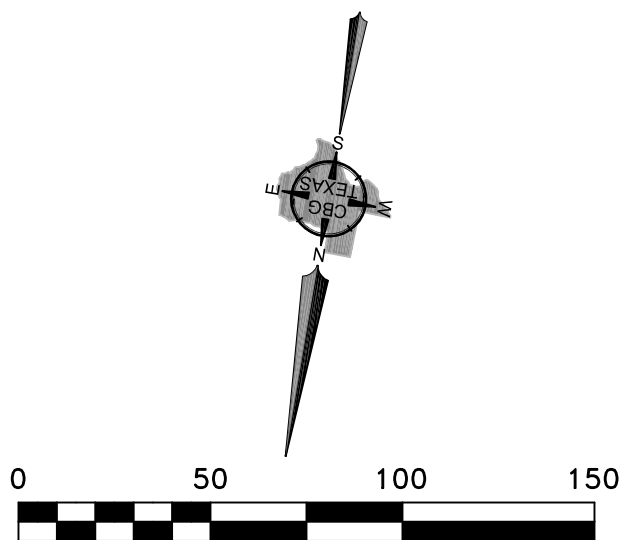
Bryan Connolly
Registered Professional Land Surveyor No. 5513



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTES:
BEARINGS ARE BASED ON DEED RECORDED IN DOC. NO. Y445974.
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 28, PG. 29, VOL. 3278, PG. 283 (UNLOCATED PIPELINE)
VOL. 1047, PG. 217, VOL. 2930, PG. 509, VOL. 5190, PG. 376
VOL. 1055, PG. 554, VOL. 1059, PG. 57, VOL. 1266, PG. 548
VOL. 1271, PG. 586, VOL. 3135, PG. 701, VOL. 5059, PG. 555
VOL. 2057, PG. 638



REVISIONS		
DATE	BY	NOTES
3/4/2020	BG	ADDED ESMT.

LEGEND	
CM CONTROLLING MONUMENT	PE POOL EQUIPMENT
1/2" IRON ROD FOUND	COLUMN
1/2" IRON ROD SET	AIR CONDITIONING
1" IRON PIPE FOUND	FIRE HYDRANT
5/8" ROD FOUND	COVERED PORCH, DECK OR CARPORT
FENCE POST CORNER	DES - DES OVERHEAD ELECTRIC SERVICE
MAG NAIL SET	CHP - CHP OVERHEAD POWER LINE
UNDERGROUND ELECTRIC	CONCRETE PAVING
OVERHEAD ELECTRIC	DOUBLE SIDED WOOD FENCE
POWER POLE	POINT FOR CORNER
GRAVEL/ROCK ROAD OR DRIVE	



SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	2/21/2020	2003057	SEE CERT.	BG

TEXAS LAND TITLE SURVEY

PT. OF LOT 8, BLOCK 2 OF CEDAR BAYOU ESTATES

HARRIS COUNTY, TEXAS

3510 FOX DRIVE