

ITEMS LISTED IN SCHEDULE B OF FIRST AMERICAN TITLE INSURANCE CO. OF NO. NCS-1248171-CH12 THAT AFFECT TRACTS 2-6, ITEMS AFFECTING TRACT 1 OR THAT DON'T AFFECT THESE TRACTS ARE NOT SHOWN.

- 10. h. RIGHTS, IF ANY, OF THE OWNERS TO THE NORTH IN AND TO THE NORTH ONE FOOT OF THE PROPERTY HCCF NO. M955278 (relates to north 1' of Tract 2 and not mentioned by Lovett Manor subdivision)
- 10. i. ELECTRIC LIGHTING & POWER CO. RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND COMMUNICATION LINES VOL. 7201, PG. 525, HCDR (HCCF NO. C712673) (AFFECTS AND SHOWN)
- 10. j. TERMS, CONDITIONS AND STIPULATIONS IN DEDICATION FOR STREET RIGHT-OF-WAY TO CITY OF HOUSTON HCCF NO. M554429 (AFFECTS AND SHOWN)
- 10. k. TERMS, CONDITIONS AND STIPULATIONS IN RIGHT OF FIRST REFUSAL AGREEMENT HCCF NO. T553539 (is part of the Humphrey Family Subd.)
- 10. l. NOTICE OF STORM WATER QUALITY REQUIREMENTS HCCF NO. X329684 (affects)
- 10. m. CITY OF HOUSTON ORDINANCE NO. 6617 (Vol. 2336, Pg. 209 HCDR) ESTABLISHING BUILDING LINES ON ANTOINE DRIVE
- 10. n. CITY OF HOUSTON ORDINANCE NO. 81-415 (HCCF NO. 894452) DESCRIBING LOCATION OF ANTOINE DRIVE
- 10. o. PERMIT FOR USE AND OCCUPANCY (HCCF No. 2010293851) DOES NOT AFFECT PROPERTY
- 10. p. TEXAS AND NEW ORLEANS RAILROAD CO. EASEMENT VOL. 2533, PG. 350, HCDR WITH REVERTER AFFIDAVIT HCCF NO. T553541 (AFFECTS TRACT 5)
- 10. q. INCLUSION WITHIN SPRING BRANCH MANAGEMENT DISTRICT
- 10. r. ALL PROPERTY SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 1999-262 AMENDED BY ORDINANCE NO. 2015-639

NOTES:

SIGNIFICANT OBSERVATIONS: THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES EXCEPT AS FOLLOWS: NONE

ZONING INFORMATION: THERE IS NO ZONING IN CITY OF HOUSTON, HARRIS COUNTY

AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF CEMETERIES, AN ISOLATED GRAVE SITE OR FAMILY BURIAL GROUNDS LOCATED ON THE SUBJECT PROPERTY.

THE SURVEYED PROPERTY FORMS A MATHEMATICALLY CLOSED PERIMETER WITHOUT ANY GAPS, GORES, HIATUS OR DISCONTINUITIES AND IS CONTIGUOUS TO THE ADJACENT PARCELS AND/OR RIGHT-OF-WAYS.

THE SUBJECT PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO TODD STREET WHICH IS A DULY DEDICATED AND ACCEPTED PUBLIC RIGHT-OF-WAY.

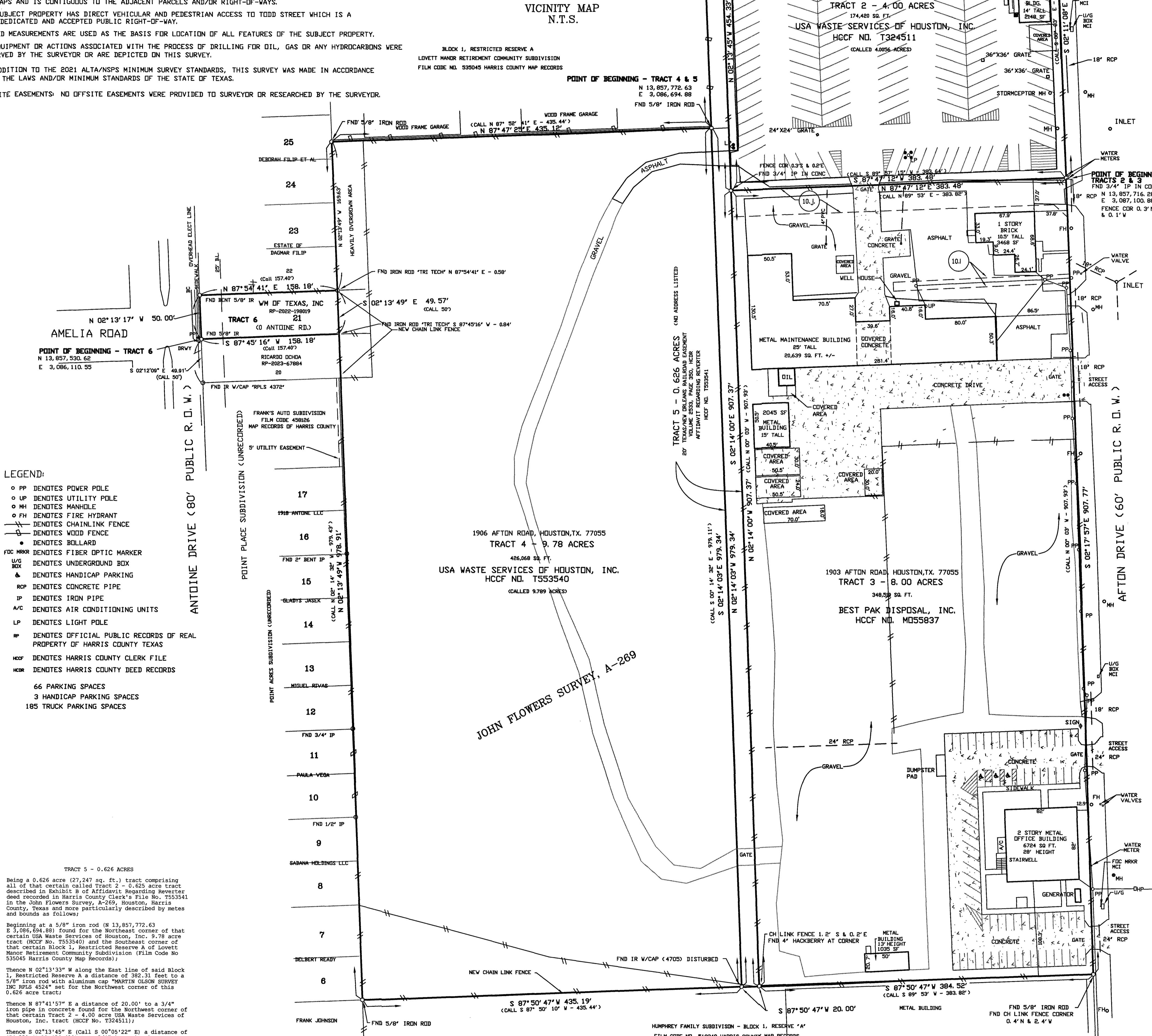
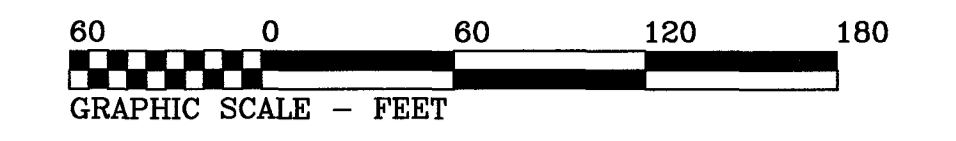
GROUND MEASUREMENTS ARE USED AS THE BASIS FOR LOCATION OF ALL FEATURES OF THE SUBJECT PROPERTY.

NO EVIDENCE OR ACTIONS ASSOCIATED WITH THE PROCESS OF DRILLING FOR OIL, GAS OR ANY HYDROCARBONS WERE OBSERVED BY THE SURVEYOR OR ARE DEPICTED ON THIS SURVEY.

IN ADDITION TO THE 2021 ALTA/NSPS MINIMUM SURVEY STANDARDS, THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TEXAS.

OFFSITE EASEMENTS: NO OFFSITE EASEMENTS WERE PROVIDED TO SURVEYOR OR RESEARCHED BY THE SURVEYOR.

BEARINGS AND COORDINATES BASED ON TEXAS COORDINATE SYSTEM NAD83 (2001 ADJUSTMENT) SOUTH CENTRAL ZONE



- LEGEND:
- PP DENOTES POWER POLE
 - UP DENOTES UTILITY POLE
 - MH DENOTES MANHOLE
 - FH DENOTES FIRE HYDRANT
 - DENOTES CHAIN LINK FENCE
 - DENOTES WOOD FENCE
 - DENOTES BOLLARD
 - FDC MKR DENOTES FIBER OPTIC MARKER
 - UBX DENOTES UNDERGROUND BOX
 - HP DENOTES HANDICAP PARKING
 - PC DENOTES CONCRETE PIPE
 - IP DENOTES IRON PIPE
 - APC DENOTES AIR CONDITIONING UNITS
 - LP DENOTES LIGHT POLE
 - RP DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY TEXAS
 - HCCF DENOTES HARRIS COUNTY CLERK FILE
 - HCDR DENOTES HARRIS COUNTY DEED RECORDS
- 66 PARKING SPACES
3 HANDICAP PARKING SPACES
185 TRUCK PARKING SPACES

TRACT 5 - 0.626 ACRES
Being a 0.626 acre (27,247 sq. ft.) tract comprising all of that certain called Tract 2 - 0.625 acre tract described in Subdivision B of Affidavits Regarding Reverter deed recorded in Harris County Clerk's File No. T553541 in the John Flowers Survey, A-269, Houston, Harris County, Texas and more particularly described by metes and bounds as follows:
Beginning at a 5/8" iron rod (N 13,857,772.63 E 3,087,694.88) found for the Northeast corner of that certain USA Waste Services of Houston, Inc. 9.78 acre tract (HCCF No. T553540) and the Southeast corner of that certain Block 1, Restricted Reserve A of Lovett Manor Retirement Community Subdivision (Film Code No. 535045 Harris County Map Records);
Thence N 02°13'33" W along the East line of said Block 1, Restricted Reserve A a distance of 382.31 feet to a 5/8" iron rod with aluminum cap "MARTIN OLSON SURVEY 308.424" set for the Northeast corner of this 0.626 acre tract;
Thence N 87°41'57" E a distance of 20.00' to a 3/4" iron pipe in concrete found for the Northwest corner of that certain Tract 2 - 4.00 acre USA Waste Services of Houston, Inc. tract (HCCF No. T324511);
Thence S 02°13'45" E (Call S 00°02'22" E) a distance of 454.33' (Call 454.41') to a 3/4" iron pipe in concrete found for the Southwest corner of said Tract 2 - 4.00 acre tract and the Southeast corner of that certain Tract 3-8.00 acre Best Pak Disposal, Inc. tract (HCCF No. M055937);
Thence S 02°14'00" E (Call S 00°03' E) a distance of 907.37' (Call 907.33') to a 1" rebar found for the Southwest corner of said Tract 3 - 8.00 acre tract and the Southeast corner of this 0.626 acre tract and from which a chain link fence corner bears 1.2' S & 0.2' E;
Thence S 87°50'47" W a distance of 20.00' to an iron rod with cap "4705" found disturbed for the Southeast corner of said Tract 2 - 4.00 acre tract and from which a chain link fence corner bears 1.2' S & 0.2' E;
Thence N 02°14'03" W (Call N 00°14'32" W) a distance of 979.34' (Call 979.11') to the POINT OF BEGINNING.

TRACT 2 - 4.00 ACRES
Being a 4.00 acre (174,420 sq. ft.) tract comprising all of that certain USA Waste Services of Houston, Inc. tract recorded in Harris County Clerk's File No. T553541 in the John Flowers Survey, A-269, Houston, Harris County, Texas and more particularly described by metes and bounds as follows:
Beginning at a 3/4" iron pipe in concrete (N 13,857,716.28 E 3,087,100.88) found for the Southeast corner of this 4.00 acre tract and the Northeast corner of that certain Best Pak Disposal, Inc. 8.00 acre tract (HCCF No. M055937);
Thence S 87°47'12" W (Call S 89°57'15" W) a distance of 383.48' (Call 383.64') to a 3/4" iron pipe in concrete found for the Southwest corner of this 4.00 acre tract and the Northeast corner of said Best Pak Disposal, Inc. tract;
Thence N 02°13'45" W (Call N 00°05'22" W) along the East right-of-way line of a 20 feet wide Texas-New Orleans railroad easement (Volume 2533, Pg. 350, Harris County Deed Records) a distance of 454.33 feet (Call 454.41') to a 3/4" iron pipe in concrete found for the Northwest corner of this 4.00 acre tract and the Southeast corner of Block 2, Restricted Reserve B, Lovett Manor Retirement Community Subdivision (Film Code No. 535045 Harris County Map Records);
Thence N 87°41'57" E (Call N 89°53'23" E) a distance of 383.83' (Call 383.99') to a 5/8" iron rod found for the Northeast corner of this 4.00 acre tract and the Southeast corner of said USA Waste Services of Houston, Inc. tract;
Thence S 02°11'08" E (Call S 00°03' E) along the West right-of-way line of Afton Drive (60' ROW) a distance of 454.92' (Call 454.84') to the POINT OF BEGINNING.

TRACT 3 - 8.00 ACRES
Being a 8.00 acre (348,510 sq. ft.) tract comprising all of that certain Best Pak Disposal, Inc. 8.00 acre tract recorded in Harris County Clerk's File No. M055937 in the John Flowers Survey, A-269, Houston, Harris County, Texas and more particularly described by metes and bounds as follows:
Beginning at a 3/4" iron pipe in concrete (N 13,857,716.28 E 3,087,100.88) found for the Northeast corner of this 8.00 acre tract and the Southeast corner of that certain USA Waste Services of Houston, Inc. tract (HCCF No. T324511);
Thence S 02°11'57" E (Call S 00°03' E) along the West right-of-way line of Afton Drive (60' ROW) a distance of 907.77 feet (Call 907.53') to a 5/8" iron rod found for the Southeast corner of this 8.00 acre tract and the Northeast corner of that certain Humphrey Family Subdivision (Film Code No. 518248 Harris County Map Records);
Thence S 87°50'47" W (Call S 89°53' W) along North line of said Humphrey Family Subdivision a distance of 384.52 feet (Call 383.82') to a 4" Hackberry tree found for the Southwest corner of this 8.00 acre tract and from which an iron rod with cap (4705) found disturbed bears S 87°50'47" W - 20.00';
Thence N 02°14'00" W (Call N 00°13' W) along the East right-of-way line of that certain 20 feet wide Texas-New Orleans railroad easement (Volume 2533, Pg. 350, Harris County Deed Records) a distance of 907.37 feet (Call 907.43') to a 5/8" iron rod found for the Northwest corner of this 8.00 acre tract and the Southeast corner of said Block 1, Restricted Reserve A;
Thence N 87°47'12" E (Call N 87°52'41" E) a distance of 435.12' (Call 435.44') to the POINT OF BEGINNING.

TRACT 4 - 9.78 ACRES
Being a 9.78 acre (426,068 sq. ft.) tract comprising all of that certain USA Waste Services of Houston, Inc. tract recorded in Harris County Clerk's File No. T553540 in the John Flowers Survey, A-269, Houston, Harris County, Texas and more particularly described by metes and bounds as follows:
Beginning at a 5/8" iron rod (N 13,857,772.63 E 3,087,694.88) found for the Northeast corner of this 9.78 acre tract and the Southeast corner of that certain Block 1, Restricted Reserve A, Lovett Manor Retirement Community Subdivision (Film Code No. 535045 Harris County Map Records);
Thence N 02°14'03" E (Call S 00°14'32" E) along the West right-of-way line of that certain 20 feet wide Texas-New Orleans railroad easement (Volume 2533, Pg. 350, Harris County Deed Records) a distance of 979.34 feet (Call 979.11') to an iron rod with cap (4705) disturbed found for the Southeast corner of this 9.78 acre tract;
Thence S 87°50'47" W (Call S 87°50'10" W) along the North line of that certain Humphrey Family Subdivision (Film Code No. 518248 Harris County Map Records) a distance of 435.19 feet (Call 435.44') to a 5/8" iron rod found for the Southwest corner of this 9.78 acre tract and the Northeast corner of said Humphrey Family Subdivision;
Thence N 02°13'49" W (Call N 02°14'32" W) along the East boundary line of the Point Acres Subdivision (unrecorded) a distance of 979.31 feet (Call 979.43') to a 5/8" iron rod found for the Northwest corner of this 9.78 acre tract and the Southeast corner of said Block 1, Restricted Reserve A;
Thence N 87°47'12" E (Call N 87°52'41" E) a distance of 435.12' (Call 435.44') to the POINT OF BEGINNING.

TRACT 6 METES AND BOUNDS DESCRIPTION
Being Lot 21 of POINT PLACE SUBDIVISION (unrecorded) conveyed by the Huckleberry Company of Houston, LLC to Waste Management of Texas, Inc. 8.00 acre tract recorded in Harris County Clerk's File No. 08-288-198819 Official Public Records of Real Property of Harris County, Texas and more particularly described by metes and bounds as follows:
BEGINNING at a 5/8" iron rod (N 13,857,772.63 E 3,087,694.88) found for the Southwest corner of said Lot 21 and from which an iron rod with cap "RPLS 4378" found for the Northwest corner of that certain Frank's Auto Subdivision (Film Code 458186 Map Records of Harris County) bears S 02°12'09" E - 49.91' (Call 50');
Thence N 02°12'17" W along the East right-of-way line of Antoine Drive (60' ROW) a distance of 50.00' to a 5/8" iron rod (Call 50') found for the Northwest corner of Lot 21;
Thence N 87°49'16" E a distance of 158.18' (Call 157.40') to the Northeast corner of Lot 21 and from which an iron rod with cap "TRI TECH" bears N 87°44'41" E - 0.58' and a 5/8" iron rod found for the Northwest corner of Tract 4 USA Waste Services of Houston, Inc. 9.78 acre tract (HCCF No. T324511);
Thence S 02°13'49" E along the West boundary line of said Tract 4 a distance of 49.57' (Call 50') to the Southeast corner of Lot 21;
Thence S 87°49'16" W passing at 0.84' on an iron rod with cap "TRI TECH" found on Lot 21 for a total distance of 158.18' (Call 157.40') to the POINT OF BEGINNING.

TO: TIMBER HILL GROUP LLC, ITS SUCCESSORS AND/OR ASSIGNS AND FIRST AMERICAN TITLE INSURANCE CO., OF NO. NCS-1248171-CH12
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4,6,6b,7a,7b1, 7c,8-9,13,18-19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 03/28/2025.

TRACTS 2-6 ARE CONTIGUOUS TRACTS AND HAVE NO STRIPS OR GORES BETWEEN THEM. THE PROPERTIES HAVE ACCESS TO AFTON ROAD AT CURB CUTS WITH LABEL "STREET ACCESS" NEXT TO THEM.

ALTA/NSPS LAND TITLE SURVEY

TRACT 2 - 1907 AFTON ROAD
TRACT 3 - 1903 AFTON ROAD
TRACT 4 - 1903 AFTON ROAD
TRACT 5 - NO ADDRESS GIVEN
TRACT 6 - 0 ANTOINE DRIVE

IN THE
JOHN FLOWERS SURVEY, A-269
HOUSTON, HARRIS COUNTY, TX 77055

MARTIN OLSON SURVEY, INC.
PROFESSIONAL SURVEYORS, BOUNDARY CONSTRUCTION & TOPOGRAPHIC SURVEYS
287 DERRICK BLVD. PH 281-446-8999
HUMBLE, TX 77338
MARTIN FILE: afton road 2025 BNDRY.DWG