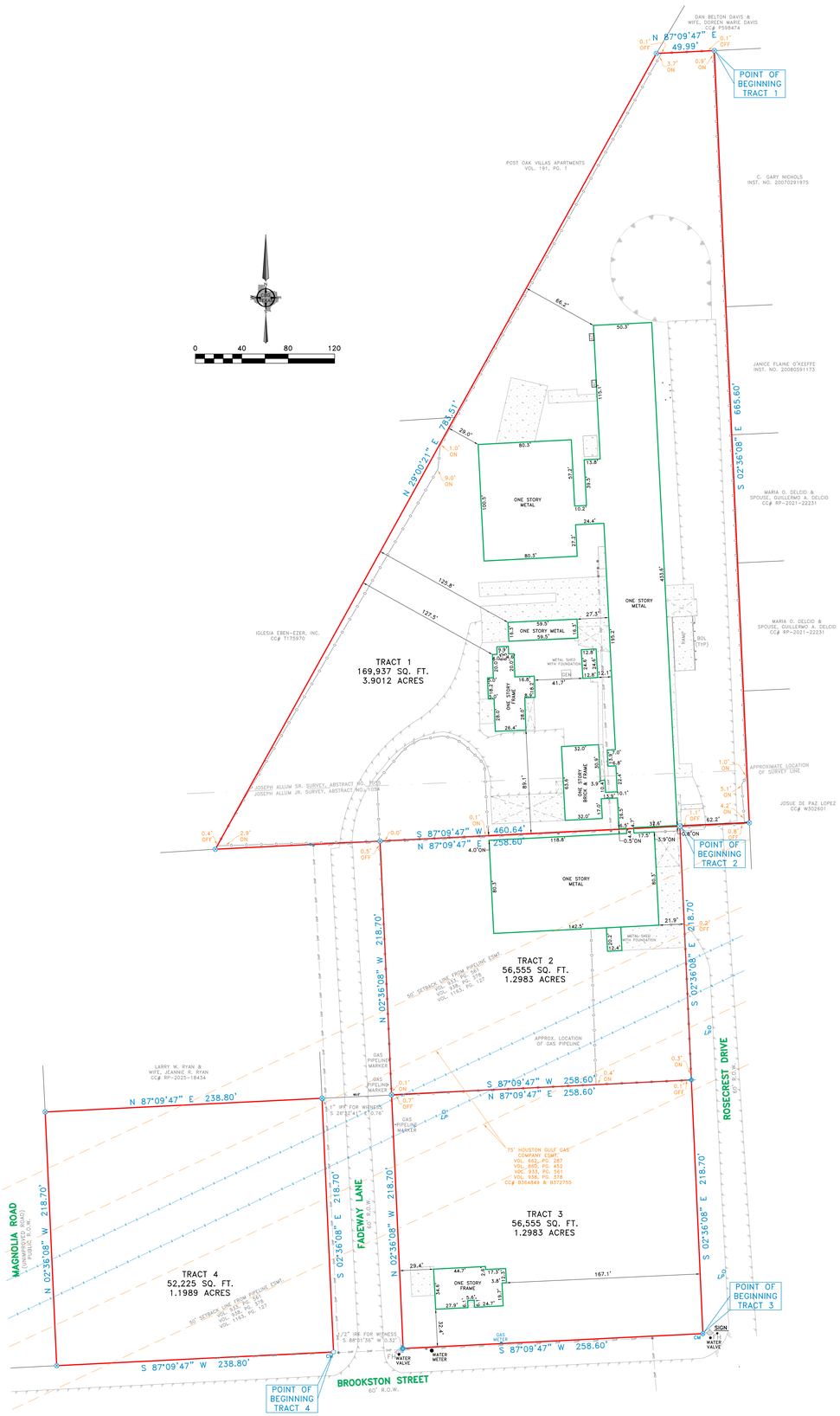

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN
VOL. 662, PG. 287
VOL. 860, PG. 452
VOL. 933, PG. 561
VOL. 938, PG. 378
VOL. 1163, PG. 127
VOL. 1629, PG. 489
VOL. 2160, PG. 570
CG# B364849 & B372755

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE

NOTES:
easements and building lines are by recorded plat unless otherwise noted.

13026 Rosecrest Drive

TRACT 1:
All of that certain tract of land being 3.9012 acres (169,937 square feet) situated in the Joseph Allum Sr. Survey, Abstract No. 1055 & Joseph Allum Jr. Survey, Abstract No. 1054, Harris County, Texas, and being a tract of land conveyed to Fadeway LLC (Tract 1), by deed recorded in Instrument No. 20120593387, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being along the South line of that tract of land conveyed to Dan Belton Davis and wife, Doreen Marie Davis, by deed recorded in Clerk's File No. P598474, Deed Records of Harris County, Texas, said corner being the Northwest corner of that tract of land conveyed to C. Gary Nichols, by deed recorded in Instrument No. 20070291975, Official Public Records of Harris County, Texas;

THENCE South 02 degrees 36 minutes 08 seconds East, along the West line of said Nichols tract, a distance of 665.60 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being along the West line of that tract of land conveyed to Josue De Paz Lopez, by deed recorded in Clerk's File No. W302601, Deed Records of Harris County, Texas, said corner being the Northeast corner of Rosecrest Drive (60 foot right of way);

THENCE South 87 degrees 09 minutes 47 seconds West, along the North right of way line of said Rosecrest Drive, a distance of 460.64 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being the Southeast corner of that tract of land conveyed to Iglesia Eben-Ezer, Inc., by deed recorded in Clerk's File No. T179970, Deed Records of Harris County, Texas;

THENCE North 29 degrees 00 minutes 21 seconds East, along the Southeast line of said Iglesia Eben-Ezer, Inc. tract, a distance of 783.51 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being the Southwest corner of said Davis tract;

THENCE North 87 degrees 09 minutes 47 seconds East, along the South line of said Davis tract, a distance of 49.99 feet to the POINT OF BEGINNING and containing 169,937 square feet or 3.9012 acres of land.

TRACT 2:
All of that certain tract of land being 1.2983 acres (56,555 square feet) situated in the Joseph Allum Jr. Survey, Abstract No. 1054, Harris County, Texas, and being a tract of land conveyed to Fadeway LLC (Tract 2), by deed recorded in Instrument No. 20120593387, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" set in concrete for corner, said corner being the South line of that tract of land conveyed to Fadeway LLC (Tract 1), by deed recorded in Instrument No. 20120593387, Official Public Records of Harris County, Texas, said corner being the Northwest corner of Rosecrest Drive (60 foot right of way);

THENCE South 02 degrees 36 minutes 08 seconds East, along the West right of way line of said Rosecrest Drive, a distance of 218.70 feet to a point for corner;

THENCE South 87 degrees 09 minutes 47 seconds West, a distance of 258.60 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being along the East right of way line of Fadeway Lane (60 foot right of way);

THENCE North 02 degrees 36 minutes 08 seconds West, along the East right of way line of said Fadeway Lane, a distance of 218.70 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being along the South line of said Fadeway, LLC (Tract 1);

THENCE North 87 degrees 09 minutes 47 seconds East, along the South line of Fadeway, LLC (Tract 1) tract, a distance of 258.60 feet to the POINT OF BEGINNING and containing 56,555 square feet or 1.2983 acres of land.

TRACT 3:
All of that certain tract of land being 1.2983 acres (56,555 square feet) situated in the Joseph Allum Jr. Survey, Abstract No. 1054, Harris County, Texas, and being a tract of land conveyed to Fadeway LLC (Tract 3), by deed recorded in Instrument No. 20120593387, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for corner, said corner being the intersection of the West right of way line of Rosecrest Drive (60 foot right of way) and the North right of way line of Brookston Street (60 foot right of way);

THENCE South 87 degrees 09 minutes 47 seconds West, along the North right of way line of said Brookston Street, a distance of 258.60 feet to a point for corner, said corner being along the East right of way line of Fadeway Lane (60 foot right of way), from which a 1/2 inch iron rod found bears, South 88 degrees 01 minute 36 seconds West, a distance of 0.32 feet for witness;

THENCE North 02 degrees 36 minutes 08 seconds West, along the East right of way line of said Fadeway Lane, a distance of 218.70 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being the Southwest corner of that tract of land conveyed to Fadeway LLC (Tract 2), by deed recorded in Instrument No. 20120593387, Official Public Records of Harris County, Texas;

THENCE North 87 degrees 09 minutes 47 seconds East, along the South line of said Fadeway LLC (Tract 2) tract, a distance of 258.60 feet to a point for corner, said corner being along the West right of way line of said Rosecrest Drive;

THENCE South 02 degrees 36 minutes 08 seconds East, along the West right of way line of said Rosecrest Drive, a distance of 218.70 feet to the POINT OF BEGINNING and containing 56,555 square feet or 1.2983 acres of land.

TRACT 4:
All of that certain tract of land being 1.1989 acres (52,225 square feet) situated in the Joseph Allum Jr. Survey, Abstract No. 1054, Harris County, Texas, and being a tract of land conveyed to Fadeway LLC (Tract 3), by deed recorded in Instrument No. 20120593387, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found for corner, said corner being the intersection of the West right of way line of Fadeway Lane (60 foot right of way) and the North right of way line of Brookston Street (60 foot right of way);

THENCE South 87 degrees 09 minutes 47 seconds West, along the North right of way line of said Brookston Street, a distance of 238.80 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being along the East right of way line of Magnolia Road (unimproved Public Road);

THENCE North 02 degrees 36 minutes 08 seconds West, along the East right of way line of said Magnolia Road, a distance of 218.70 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being the Southwest corner of that tract of land conveyed to Larry W. Ryan and wife, Jeannie R. Ryan, by deed recorded in Clerk's File No. RP-2025-18434, Deed Records of Harris County, Texas;

THENCE North 87 degrees 09 minutes 47 seconds East, along the South line of said Ryan tract, a distance of 238.80 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being along the West right of way line of said Fadeway Lane, from which a 1 inch iron pipe found bears, South 26 degrees 32 minutes 41 seconds East, a distance of 0.76 feet for witness;

THENCE South 02 degrees 36 minutes 08 seconds East, along the West right of way line of said Fadeway Lane, a distance of 218.70 feet to the POINT OF BEGINNING and containing 52,225 square feet or 1.1989 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Dolphin Ice & Water and Old Republic National Title Insurance Company under G.F. No. 25004076 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 located at 13026 Rosecrest Drive described in Instrument No. 20120593387, 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 improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, 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 platted 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 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 (Federal Emergency Rate Map Community Panel No. 48201C0865M) pursuant to the Flood Disaster Protection Act of 1973 (5/2/2019)

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

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 3rd day of November, 2025.

Registered Professional Land Surveyor

STATE OF TEXAS REGISTERED CHRIS J. BRUNSWIRD 6387 PROFESSIONAL LAND SURVEYOR

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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REVISIONS

DATE	BY	NOTES

LEGEND
CONTROLLING MONUMENT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
1/2" IRON PIPE FOUND
1" IRON PIPE FOUND
"X" FOUND / SET
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
POWER POLE
PE – POOL EQUIPMENT
BRICK COLUMN
AC – AIR CONDITIONING
FIRE HYDRANT
OES — OES
OHP — OHP
ASPHALT PAVING
GRAVEL/ROCK ROAD OR DRIVE
CHAIN LINK FENCE
WOOD FENCE
8' TUBULAR METAL
BARBED WIRE
IRON FENCE
PIPE FENCE
COVERED PORCH/DECK OR CARPORT
OVERHEAD ELECTRIC SERVICE
OVERHEAD POWER LINE
CONCRETE PAVING

CBG SURVEYING TEXAS LLC
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Suite 210
Houston, TX 77073
P 214.349.9485
F 214.349.2216
Firm No. 10194280
www.cbgtxllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	11/03/2025	833	25004076	TO

TEXAS LAND TITLE SURVEY

JOSEPH ALLUM SR. SURVEY, ABSTRACT NO. 1055
JOSEPH ALLUM JR. SURVEY, ABSTRACT NO. 1054

HARRIS COUNTY, TEXAS

13026 ROSECREST DRIVE