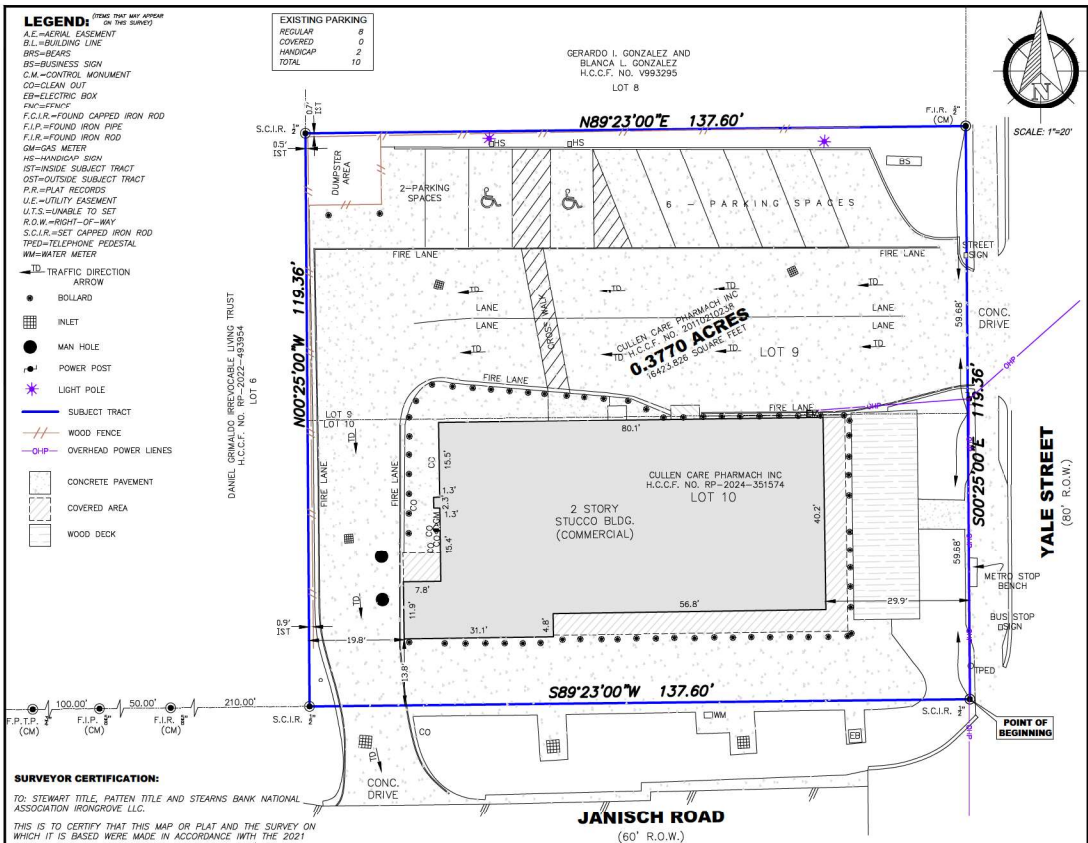
LEGEND: (ITEMS THAT MAY APPEAR ON THIS SURVEY)

A.E.=AERIAL EASEMENT
B.L.=BUILDING LINE
BRS=BEARS
BS=BUSINESS SIGN
C.M.=CONTROL MONUMENT
CO=CLEAN OUT
EB=ELECTRIC BOX
ENC=ENCINE
F.C.I.R.=FOUND CAPPED IRON ROD
F.I.P.=FOUND IRON PIPE
F.I.R.=FOUND IRON ROD
GM=GAS METER
HS=HANDICAP SIGN
IST=INSIDE SUBJECT TRACT
OST=OUTSIDE SUBJECT TRACT
P.R.=PLAT RECORDS
U.E.=UTILITY EASEMENT
U.T.S.=UNABLE TO SET
R.O.W.=RIGHT-OF-WAY
S.C.I.R.=SET CAPPED IRON ROD
TPED=TELEPHONE PEDESTAL
WM=WATER METER

TD TRAFFIC DIRECTION ARROW
BOLLARD
INLET
MAN HOLE
POWER POST
LIGHT POLE
SUBJECT TRACT
WOOD FENCE
OHP OVERHEAD POWER LIENES
CONCRETE PAVEMENT
COVERED AREA
WOOD DECK

EXISTING PARKING	
REGULAR	8
COVERED	0
HANDICAP	2
TOTAL	10



NOTES CORRESPONDING SCHEDULE B ITEMS:

G.F. NO. 8991-24-50349CM

a. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY)
b. ANY AND ALL UNRECORDED LEASES AND/OR RENTAL AGREEMENTS, WITH RIGHTS OF TENANTS IN POSSESSION.
c. THE FOLLOWING EXCEPTION WILL APPEAR IN ANY POLICY ISSUED (OTHER THAN THE T-1R RESIDENTIAL OWNER POLICY OF TITLE INSURANCE AND THE T-2R SHORT-FORM RESIDENTIAL MORTGAGEE POLICY) IF THE COMPANY IS NOT PROVIDED A SURVEY OF THE LAND, ACCEPTABLE TO THE COMPANY, FOR REVIEW AT OR PRIOR TO CLOSINGANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
d. SUBJECT TO ANY VISIBLE OR APPARENT EASEMENT(S) OVER, UNDER OR ACROSS SUBJECT PROPERTY.
e. ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY, WHETHER DEDICATED OR NOT.
f. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN AFFIDAVIT REGARDING PARKING STALLS, AS SET FORTH BY INSTRUMENT RECORDED FEBRUARY 22, 2012, UNDER HARRIS COUNTY CLERK'S FILE NO.(S) 20120074656 AND 20120074657. AFFECTED BY RELEASE OF AFFIDAVIT OF VERIFICATION AND REVOCATION OF AFFIDAVIT OF ACCEPTANCE, SET FORTH BY INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO.(S) 20150171492, 20150171493 AND 20150171494.
g. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
h. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED.
i. IF ANY PORTION OF THE PROPOSED LOAN AND/OR THE OWNER'S TITLE POLICY COVERAGE AMOUNT INCLUDES FUNDS FOR IMMEDIATELY CONTEMPLATED IMPROVEMENTS, THE FOLLOWING EXCEPTIONS WILL APPEAR IN SCHEDULE B OF ANY POLICY ISSUED AS INDICATED:

OWNER'S AND LOAN POLICY(IES): ANY AND ALL LIENS ARISING BY REASON OF UNPAID BILLS OR CLAIMS FOR WORK PERFORMED OR MATERIALS FURNISHED IN CONNECTION WITH IMPROVEMENTS PLACED, OR TO BE PLACED, UPON THE SUBJECT LAND. HOWEVER, THE COMPANY DOES INSURE THE INSURED AGAINST LOSS, IF ANY, SUSTAINED BY THE INSURED UNDER THIS POLICY IF SUCH LIENS HAVE BEEN FILED WITH THE COUNTY CLERK OF HARRIS COUNTY, TEXAS, PRIOR TO THE DATE HEREOF.

OWNER'S POLICY(IES) ONLY: LIABILITY HEREUNDER AT THE DATE HEREOF IS LIMITED TO $__. LIABILITY SHALL INCREASE AS CONTEMPLATED IMPROVEMENTS ARE MADE, SO THAT ANY LOSS PAYABLE HEREUNDER SHALL BE LIMITED TO SAID SUM PLUS THE AMOUNT ACTUALLY EXPENDED BY THE INSURED IN IMPROVEMENTS AT THE TIME THE LOSS OCCURS. ANY EXPENDITURES MADE FOR IMPROVEMENTS, SUBSEQUENT TO THE DATE OF THIS POLICY, WILL BE DEEMED MADE AS OF THE DATE OF THIS POLICY. IN NO EVENT SHALL THE LIABILITY OF THE COMPANY HEREUNDER EXCEED THE FACE AMOUNT OF THIS POLICY. NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE CONSTRUED AS LIMITING ANY EXCEPTION OR ANY PRINTED PROVISION OF THIS POLICY.

LOAN POLICY(IES) ONLY: PENDING DISBURSEMENT OF THE FULL PROCEEDS OF THE LOAN SECURED BY THE LIEN INSTRUMENT SET FORTH UNDER SCHEDULE A HEREOF, THIS POLICY INSURES ONLY TO THE EXTENT OF THE AMOUNT ACTUALLY DISBURSED, BUT INCREASE AS EACH DISBURSEMENT IS MADE IN GOOD FAITH AND WITHOUT KNOWLEDGE OF ANY DEFECT IN, OR OBJECTIONS TO, THE TITLE UP TO THE FACE AMOUNT OF THE POLICY. NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE CONSTRUED AS LIMITING ANY EXCEPTION UNDER SCHEDULE B, OR ANY PRINTED PROVISION OF THIS POLICY.

GENERAL SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO H.C.C.F. NO. RP-2024-351574 AND 2011021023B.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, G.F. NO. 8991-24-50349CM, EFFECTIVE DATE OF POLICY 10/15/2024, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
3. ALL ABSTRACTING PERFORMED BY TITLE COMPANY.
4. LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT AFOREMENTIONED IN NOTE 2.
5. SURVEY BASED ON THE BEST OF FIELD EVIDENCE FOUND.
6. (TABLE A, ITEM 6) ZONING DATA NOT PROVIDED BY THE CLIENT.
7. (TABLE A, ITEM 11) OBSERVED EVIDENCE OF UTILITIES SERVICING THE PROPERTY HAVE BEEN SHOWN TO THE EXTENT POSSIBLE. THE CLIENT HAS NOT PROVIDED PLANS OBTAINED FROM THE POLITICAL JURISTICTION OR UTILITY COMPANIES. AT THE TIME OF THIS SURVEY THERE WHERE NO VISIBLE MARKINGS BY UTILITY COMPANIES IDENTIFYING ANY SUBTERRANEAN LOCATION.
8. (TABLE A, ITEM 16) THERE IS NO RECENT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
9. (TABLE A, ITEME 17) THERE IS NO VISIBLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINE EITHER COMPLETED OR PROPOSODED; NO OBSERVABLE EVIDENCE OF RECENT STREET OF SIDEWALK CONSTRUCTION OR REPAIRS.
10. (TABLE A, ITEM 18) SURVEYOR DID NOT OBSERVE ANY AREAS DELINEATED AS WETLANDS BY APPROPRIATE AUTHORITIES. SURVEYOR IS NOT AN EXPERT IN DETERMINING LOCATION OF WETLAND AREAS.

SURVEYOR CERTIFICATION:

TO: STEWART TITLE, PATTEN TITLE AND STEARNS BANK NATIONAL ASSOCIATION IRONGROVE LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE IWTH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS AND INCLUDES ITEMS: 1, 2, 3, 4, 6A, 6B, 7A, 8, 9, 11A, 11B, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED 10/29/2024.

DATED THE 30TH DAY OF OCTOBER, 2024

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR DANIEL VILLA, JR. 6751

DANIEL VILLA, JR. RPLS
REGISTRATION NO. 6751

ALTA/NSPS LAND TITLE SURVEY

OF A 0.3770 ACRES (16,423.826 SQUARE FEET), MORE OR LESS, OUT OF THE S.W. ALLEN SURVEY, ABSTRACT NO. 94, HARRIS COUNTY, TEXAS, BEING LOTS 9 AND 10 OF THE E.L. JANISH AN UNRECORDED SUBDIVISION AND BEING THAT SAME TRACT OF LAND CONVEYED TO CULLEN CARE PHARMACY BY DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20110210238 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

ADDRESS: 4900 & 4901 YALE STREET, HOUSTON, TEXAS 77018

JOB NO.: J2410-153
DATE: 10/30/2024
FOR: PATTEN TITLE
GF#: 8991-24-50349CM
PURCHASER: IRONGROVE

REVISED: 11/14/2024

DRAFTED BY: ML
CHECKED BY: JZ

FLOOD PLAIN INFO:

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 48201C0660M
MAP REVISION: 06/09/2014
ZONE: X (UNSHADED) & X (SHADED)

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPOSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

DVJ
CIVIL ENGINEERING & LAND SURVEYING
TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517