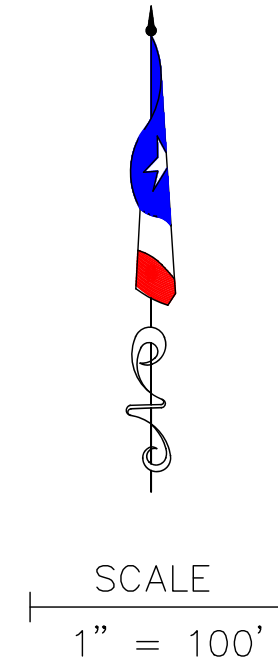


Waterloo Surveyors
SURVEY PLAT
Land Title Survey

OWNER:
HAHLAND ASSOCIATES
(RP-2023-487894)
LEGAL DESCRIPTION:
THAT CERTAIN 20.023 ACRES TRACT OF LAND OUT OF THE JOHN SCHNELL SURVEY, ABSTRACT 741, IN HARRIS COUNTY, TEXAS, MORE FULLY DESCRIBED BY METES AND BOUNDS IN INSTRUMENT FILED IN CLERK'S FILE No. J462689, AKA TR 6 741 J. SCHNELL BY HARRIS COUNTY APPRAISAL DISTRICT, AKA 0 SPEARS RD., HOUSTON, TEXAS.

ADDRESS:
0 SPEARS ROAD
HOUSTON, TEXAS 77067

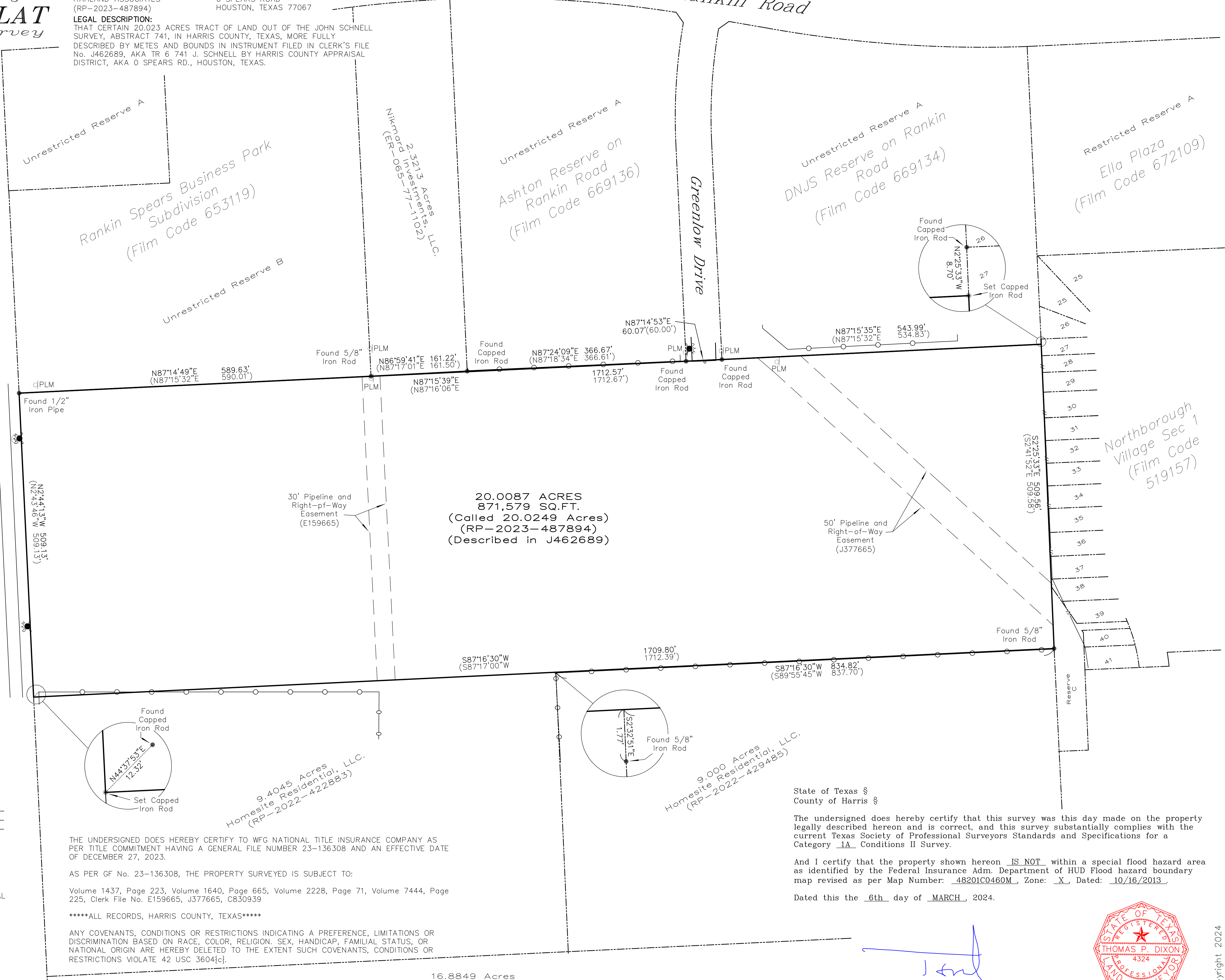
H2086Bo



Spears-Gears Road

Rankin Road

Greenlow Drive



20.0087 ACRES
871,579 SQ.FT.
(Called 20.0249 Acres)
(RP-2023-487894)
(Described in J462689)

9.4045 Acres
Homesite Residential, LLC.
(RP-2022-422883)

9.000 Acres
Homesite Residential, LLC.
(RP-2022-429485)

- LEGEND**
- RECORD CALL ()
 - FOUND CORNER (•)
 - SET CORNER (•)
 - PIPELINE MARKER (PLM)
 - WATER VALVE (V)
 - SIGN POST (d)
 - FIRE HYDRANT (H)
 - WOOD FENCE (//)
 - CHAIN LINK FENCE (—o—o—)
 - GUARDRAIL (—x—x—)

NOTE:
BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

THE UNDERSIGNED DOES HEREBY CERTIFY TO WFG NATIONAL TITLE INSURANCE COMPANY AS PER TITLE COMMITMENT HAVING A GENERAL FILE NUMBER 23-136308 AND AN EFFECTIVE DATE OF DECEMBER 27, 2023.

AS PER GF No. 23-136308, THE PROPERTY SURVEYED IS SUBJECT TO:
Volume 1437, Page 223, Volume 1640, Page 665, Volume 2228, Page 71, Volume 7444, Page 225, Clerk File No. E159665, J377665, C830939

*****ALL RECORDS, HARRIS COUNTY, TEXAS*****
ANY COVENANTS, CONDITIONS OR RESTRICTIONS INDICATING A PREFERENCE, LIMITATIONS OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN ARE HEREBY DELETED TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c).

16.8849 Acres
RNC Rushcreek, LLC.
(RP-2022-421461)

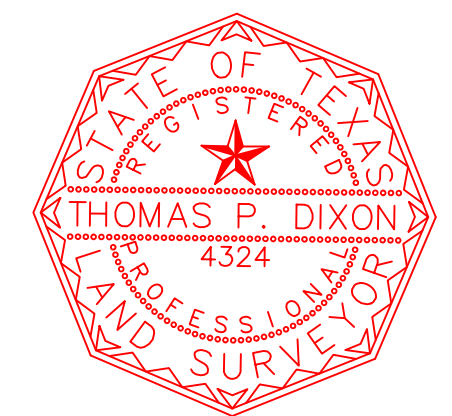
State of Texas §
County of Harris §

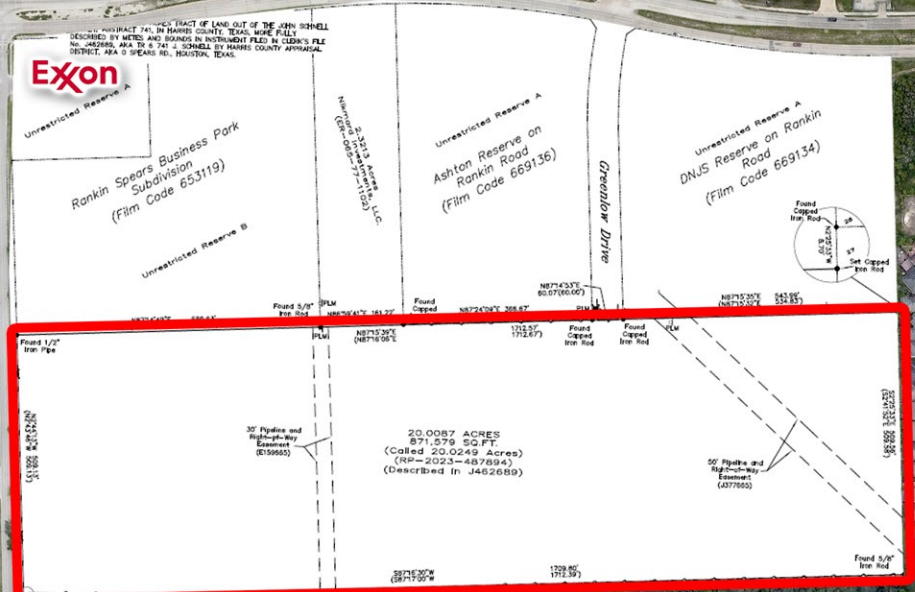
The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Conditions II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48201C0460M, Zone: X, Dated: 10/16/2013.

Dated this the 6th day of MARCH, 2024.

Thomas P. Dixon R.P.L.S. 4324





Spears Rd

Rankin Rd

Rushcreek Dr

Rushcreek Dr

Kuykendahl Rd

Northbrook Ln Dr

Mobil

PRETTY JEWELRY & LINGERIE

O'Reilly

FAMILY DOLLAR

Allstars Afterschool Club

Walmart

North Houston Skate Park

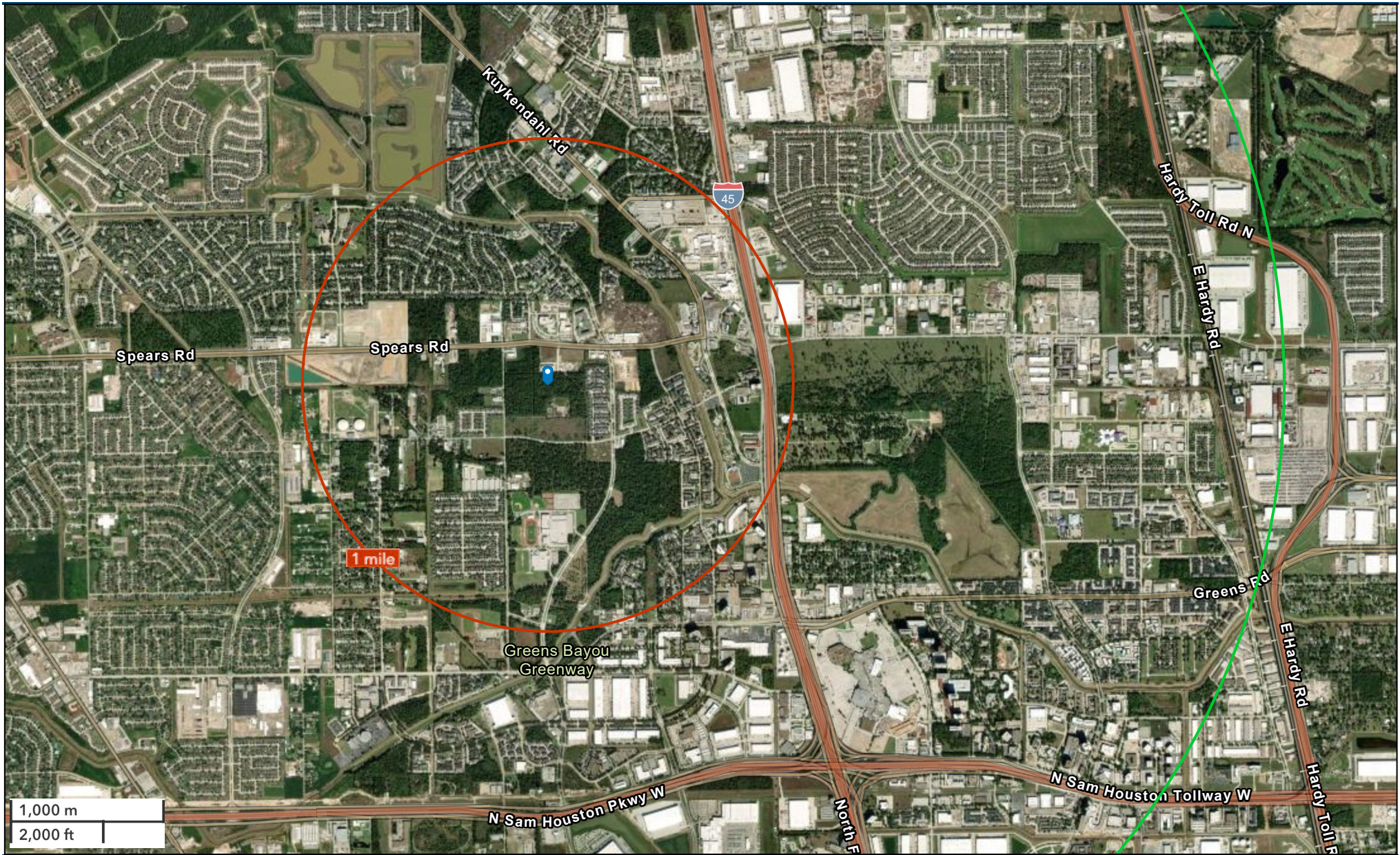
13,019 VPD (22)

36,265 VPD (22)

8,958 VPD (22)

3,396 VPD (22)





What's in My Community?

0 Spears RD (15 minutes)

77067, Houston, Texas

Drive time of 15 minutes

Latitude: 29.96307

Longitude: -95.43352



What's in My Community?

Places that make your life richer and community better

0 Spears RD
15 minutes

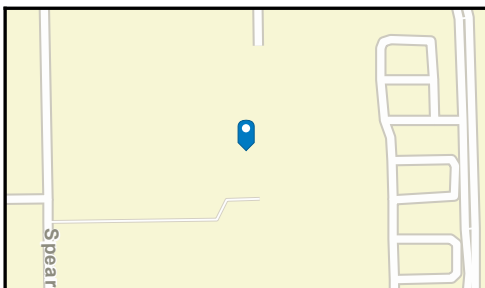


This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from [Foursquare](#) and updated 3 times per year. Each category shows a maximum of 1250 locations. © 2024 Esri

77067
 77067, Houston, Texas
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 29.96218
 Longitude: -95.43304



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).



Traffic Count Profile

77067
77067, Houston, Texas
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.96218
Longitude: -95.43304

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.20	Rushcreek Dr	Spears Rd (0.08 miles W)	2011	3,740
0.24	W Rankin Rd	Greenlow Dr (0.04 miles E)	2010	26,909
0.24	Spears Rd	W Rankin Rd (0.11 miles N)	2011	2,360
0.26	Ella Blvd	W Rankin Rd (0.1 miles N)	2013	4,028
0.30	Spears Rd	Rushcreek Dr (0.07 miles N)	2011	2,480
0.33	Ella Boulevard	W Rankin Rd (0.05 miles S)	2019	13,437
0.40	Ella Blvd	W Rankin Rd (0.16 miles SE)	2013	12,870
0.41	Spears Road	W Rankin Rd (0.13 miles E)	2019	26,057
0.49	Spears Rd	W Rankin Rd (0.23 miles E)	2011	26,020
0.50	Hugh Rd	Trickey Rd (0.24 miles W)	2011	3,420
0.56	West Rankin Road	Kuykendahl Rd (0.1 miles E)	2019	26,427
0.61	Rushcreek Dr	Kuykendahl Rd (0.07 miles NE)	2011	4,950
0.62	W Rankin Rd	Kuykendahl Rd (0.05 miles E)	2011	27,070
0.73	Kuykendahl Rd	W Rankin Rd (0.18 miles S)	2013	22,814
0.74	Ella Boulevard	Rushworth Dr (0.06 miles SE)	2019	14,672
0.75		Demontrond St (0.15 miles NW)	2022	18,500
0.76	Northborough Dr	Meadowfern Dr (0.1 miles S)	2011	7,290
0.77	Rankin Road	W Rankin Rd (0.04 miles W)	2019	36,802
0.77		Kuykendahl Rd (0.06 miles W)	2022	36,265
0.77	Rushcreek Dr	Kuykendahl Rd (0.11 miles SW)	2011	3,500
0.78	Kuykendahl Rd	North Fwy (0.11 miles SE)	2011	1,340
0.79	Spears Rd	Coppermeade Dr (0.07 miles N)	2006	5,560
0.80	Spears Rd	Coppermeade Dr (0.08 miles N)	2011	4,000
0.81	Rankin Rd	North Fwy (0.04 miles E)	2013	44,923
0.82	Ella Blvd	Greenwell Dr (0.09 miles NW)	2011	15,370
0.82	Kuykendahl Rd	N FwySvc Rd (0.06 miles SE)	2011	380
0.86	Demontrond St	Kuykendahl Rd (0.11 miles SW)	2011	2,500
0.86	North Freeway Frontage Road	Kuykendahl Rd (0.17 miles S)	2022	19,500
0.89	North Freeway	Rankin Rd (0.18 miles S)	2022	251,227
0.92	River Laurel Dr	Spears Rd (0.09 miles S)	2011	3,540

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2022 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2023 Kalibrate Technologies (Q4 2023).

77067
77067, Houston, Texas
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.96218
Longitude: -95.43304

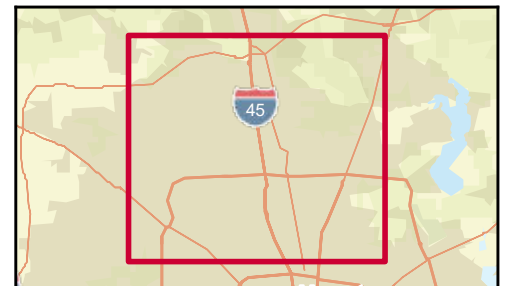
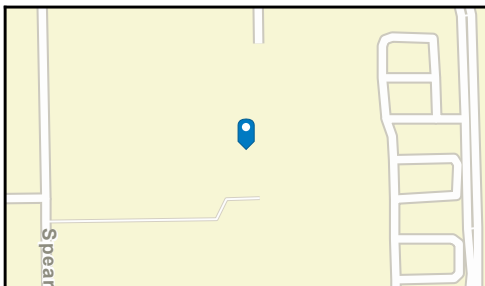
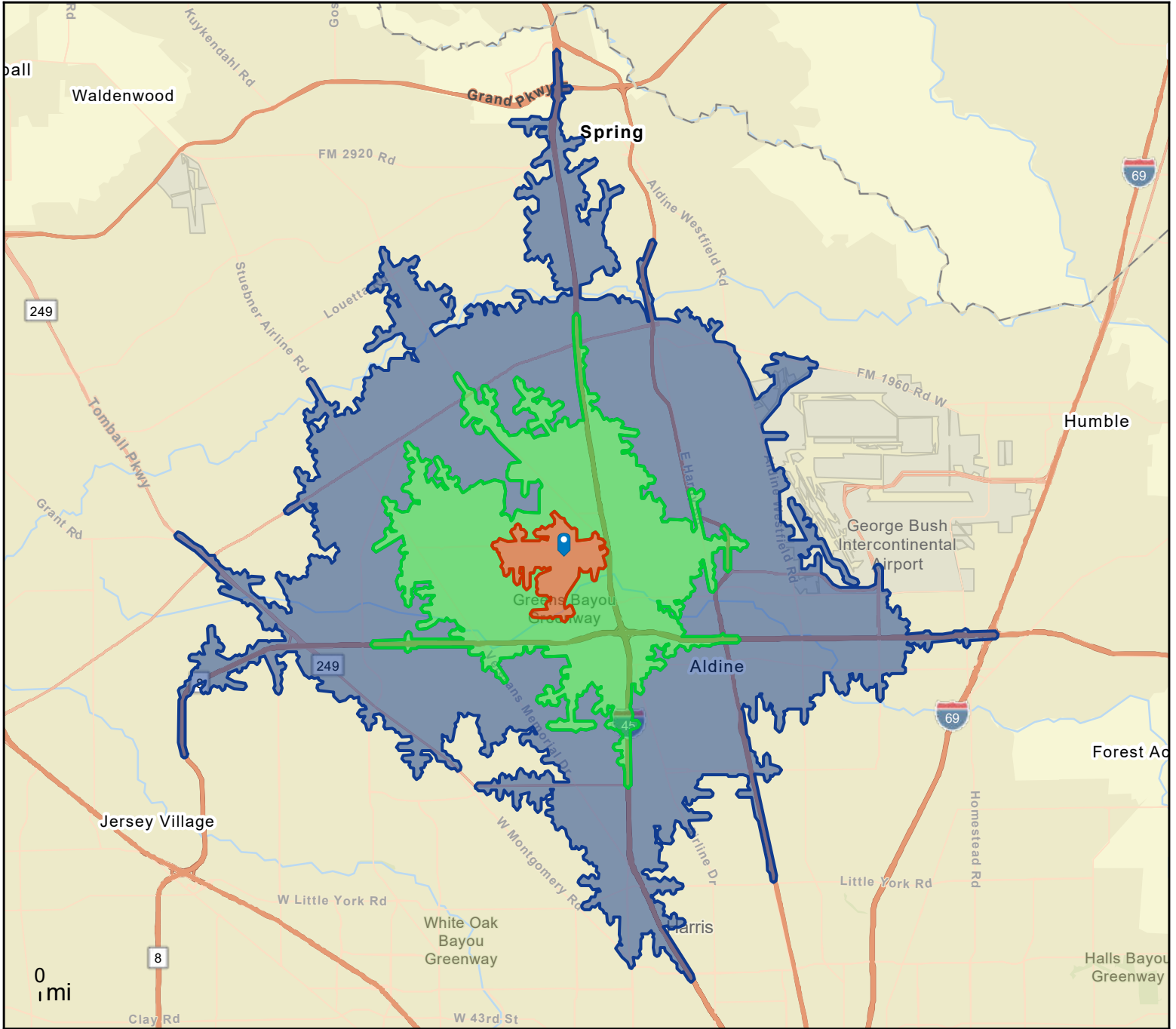


EXHIBIT "A"
LEGAL DESCRIPTION

20.0249 Acres of land situated in Harris County, Texas out of the John Schnell Survey, Abstract 741 and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the East line of said John Schnell Survey, S 02° 41' 52" E, 1,545.99 feet from the recognized Northeast corner of said survey;

Thence, S 02° 41' 52" E, 509.58 feet to a 5/8 inch iron rod found for corner;

Thence, S 87° 17' 00" W, 1,712.39 feet to a 5/8 inch iron rod found for corner in the East right-of-way line of Spears Road, based on 60 foot width;

Thence, N 02° 43' 46" W, 509.13 feet along the East right-of-way line of Spears Road to a 5/8 inch iron rod found for corner;

Thence, N 87° 16' 06" E, 1,712.67 feet to the POINT OF BEGINNING and containing 20.0249 acres or 872,284 square feet of land.

NOTE: The company is prohibited from insuring the area or the quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made for information and/or identification purposes, and does not override Item 2 of Schedule "B" hereof.

APN(s): 0450450000006

**COMMITMENT FOR TITLE INSURANCE T-7
ISSUED BY
WFG NATIONAL TITLE INSURANCE COMPANY**

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

We hereby delete the above exception.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

(Applies to the Owner's Policy only).

5. Standby fees, taxes and assessments by any taxing authority for the year 2023, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2023 and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Mortgagee Title Policy binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Mortgagee Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R) only. Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
 - a. **Right of way and easement granted to Warren Petroleum Company as set forth in instrument filed under [Volume 1437, Page 223](#) of the Deed Records of Harris County, Texas and under Harris County Clerk's File No. [E159665](#).**
 - b. **"One-foot" reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the conditions of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title hereto shall revert to and re-vest in the dedicator, his heirs, assigns or successors, which denies of subject property to Greenlow Drive as shown on the plat STREET DEDICATION OF NORTHBOROUGH SECTION 4, recorded in Volume 309, Page 5 Map Records Harris County, Texas.**
 - c. **Right of way granted to ARCO Pipe Line Company, as set forth in [Volume 1640, Page 665](#) and [Volume 2228, Page 71](#) of the Deed Records of Harris County, Texas and under Harris County Clerk's File No. [J377665](#).**
 - d. **All visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use.**
 - e. **All liens, covenants, conditions, reservations, or other matters affecting title to the land herein described which are recognized or created in the Deed to the assured or other closing papers.**
 - f. **Rights of the public, State of Texas and the municipality in and to that portion of subject property if any, lying within the boundaries of any roadway, public or private.**
 - 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. **The outstanding non-participating royalty interest as set forth in instrument recorded in [Volume 7444, Page 225 \(C830939\)](#) of the Deed Records of Harris County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.**
 - i. **Rights of tenants in possession under the terms of any unrecorded leases, subleases and/or rental agreements.**
 - j. **Rights of tenants in possession, as tenants only, by virtue of unrecorded lease agreements and any amendments thereto.**
 - k. **Any and all matters which would be shown on a current, correct survey of the property.**



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

BHGRE Gary Greene/Gary Greene Commercial Properties	475512	brokerage@garygreene.com	(713)465-6644
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Woodroof	415360	brokerage@garygreene.com	(713)465-6644
Designated Broker of Firm	License No.	Email	Phone
Craig Manuel	673015	craig.manuel@garygreene.com	(713)461-6800
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lynette Lew	543709	Lynette@LynetteLew.com	(713)582-2202
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date