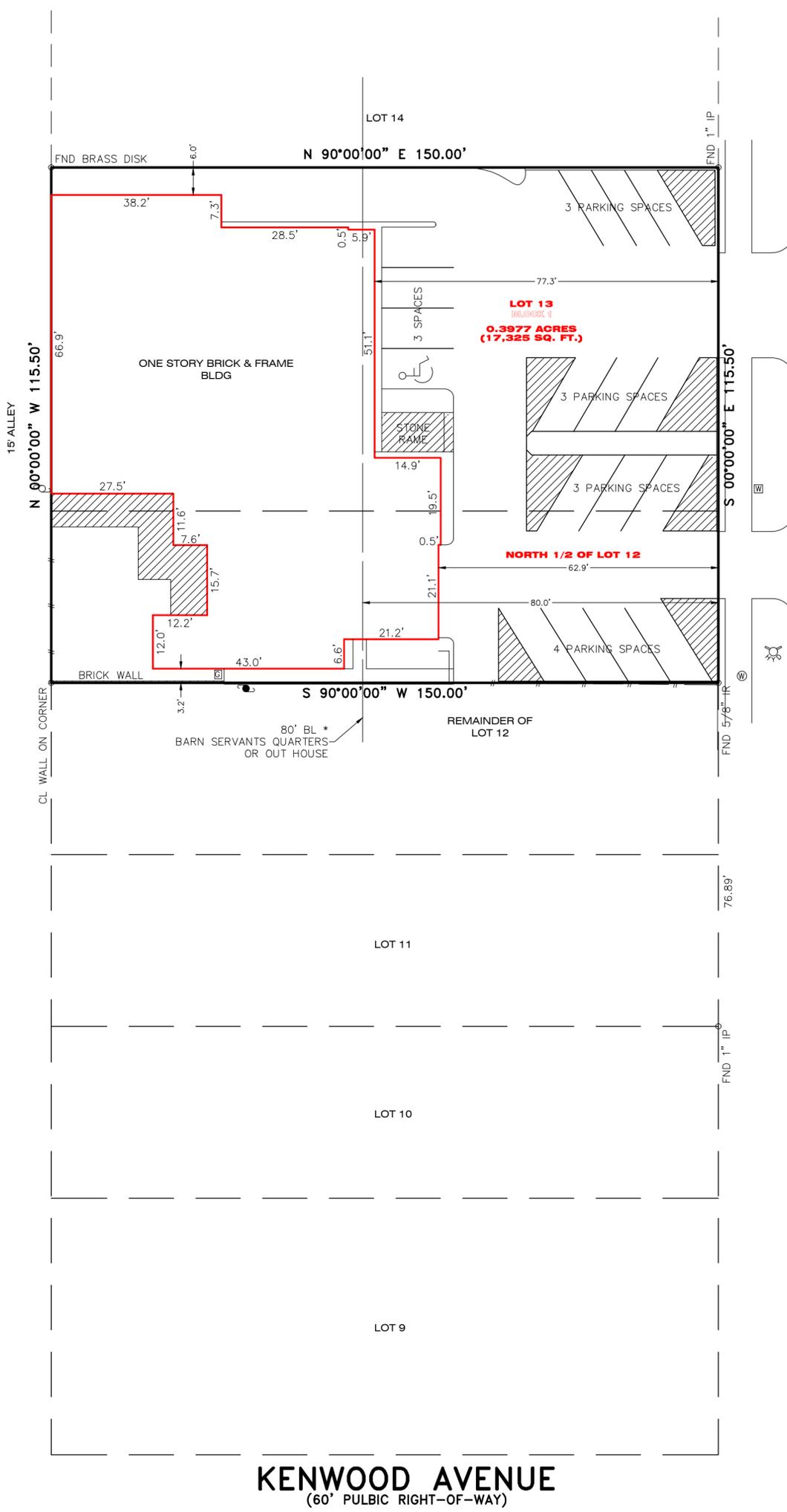


- LEGEND:**
- IR - CAPPED IRON ROD
 - STS - STAMPED SOUTH TEXAS SURVEYING
 - IR - IRON ROD
 - FIRE HYDRANT
 - POWER POLE
 - WATER METER
 - WATER VALVE



MONTROSE BOULEVARD
(90' PUBLIC RIGHT-OF-WAY)

KENWOOD AVENUE
(60' PUBLIC RIGHT-OF-WAY)

SURVEY OF

LOT 13 AND THE NORTH 1/2 OF LOT 12, IN BLOCK 1, OF ROSSMOYNE ADDITION, AN ADDITION IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 15, OF THE MAP OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

ADDRESS: 4444 MONTROSE BOULEVARD
CITY: HOUSTON, TEXAS 77006



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
(281) 556-6918 FAX: (281) 556-9331
FIRM NUMBER: 10045400

COPYRIGHT 2024

K:\COMRES 2024\1854-24.DWG

DRAWN BY: TN

DATE: 11-07-24

CHECKED BY: BH

SCALE: 1"=20'

JOB NO.: 1854-24

SHEET 1 OF 1

SURVEYOR'S CERTIFICATION
TO: PJ FADS LLC, HWM PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

I, hereby certify that this survey was made in the ground and completed on this 4th day of November 2024 and that this plot correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GP 240734-ML of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Fred W. Lawton
Fred W. Lawton, Registered Professional Land Surveyor No. 2321



NOTES:

1. BASIS OF BEARING IS THE WEST ROW LINE OF MONTROSE BOULEVARD BEING S 00°00'00" E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. SURVEY AS SHOWN AND LEGAL DESCRIPTION ARE PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GP NO. 240734-ML OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. EFFECTIVE DATE: JULY 4, 2024. ISSUED DATE: JULY 17, 2024.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2024. ALL RIGHTS RESERVED.

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48201C 0860L, DATE 06-18-2007. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY 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.