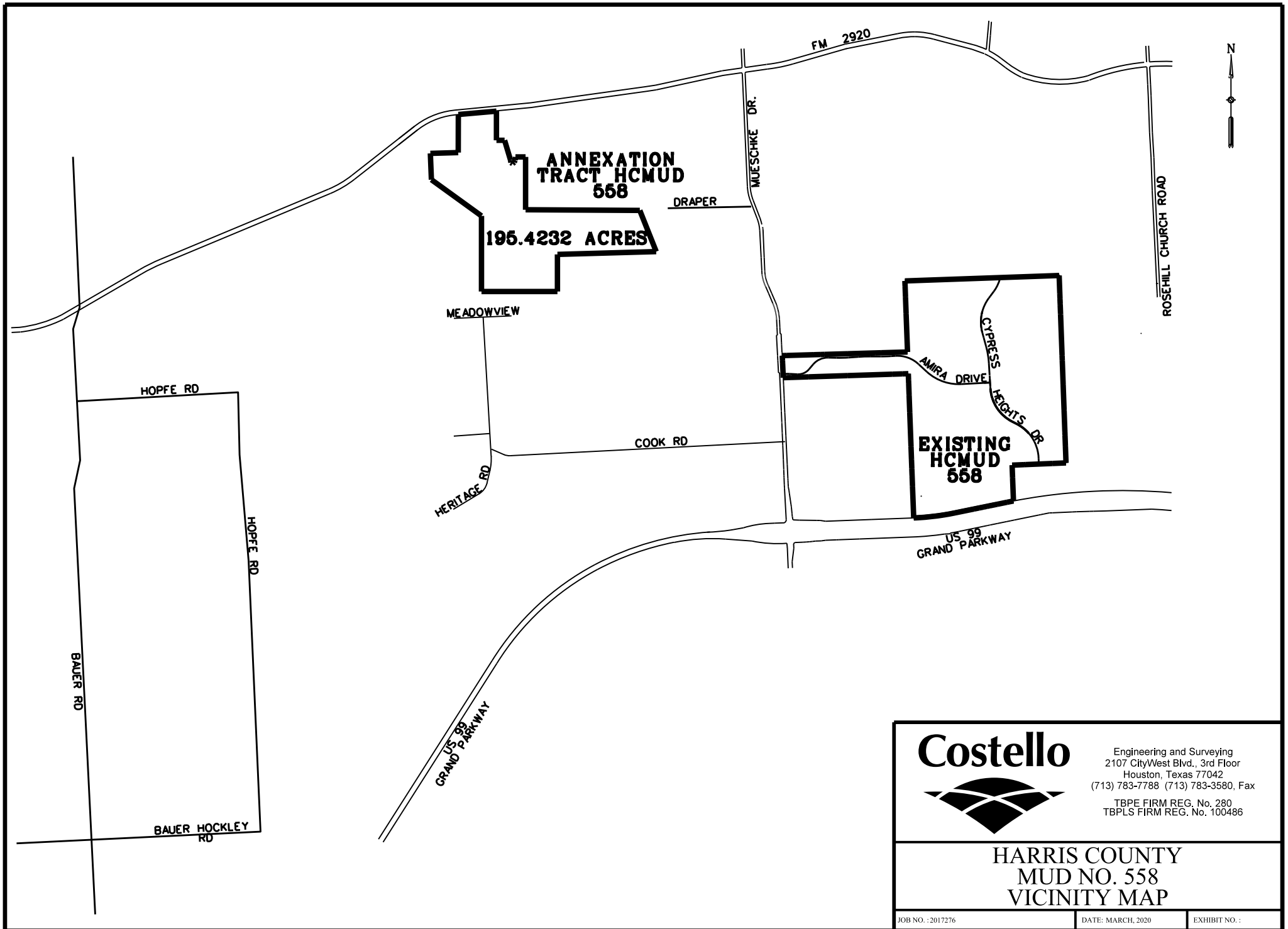


P:\DESHAZER\2017276-000-031\VICINITY MAP.dgn  
8/10/2021 6:14:10 PM



Engineering and Surveying  
2107 CityWest Blvd., 3rd Floor  
Houston, Texas 77042  
(713) 783-7788 (713) 783-3580, Fax  
TBPE FIRM REG. No. 280  
TBPLS FIRM REG. No. 100486

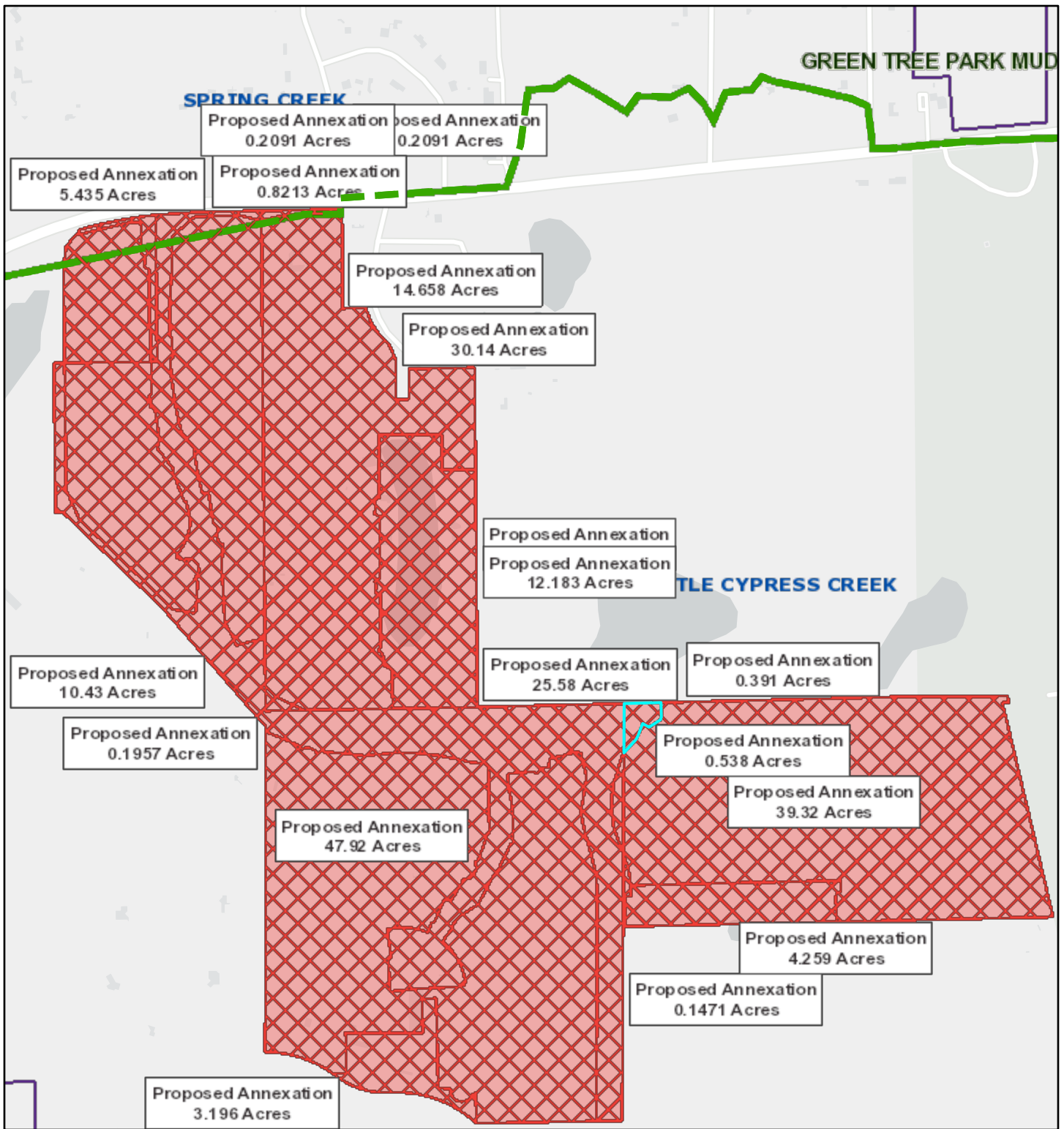
### HARRIS COUNTY MUD NO. 558 VICINITY MAP

JOB NO. : 2017276

DATE: MARCH, 2020

EXHIBIT NO. :

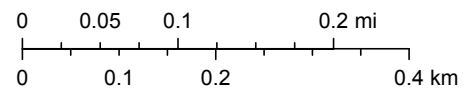
# Harris County Municipal Utility District No. 558 (195.4232 acres)



8/31/2021, 12:59:20 PM

1:9,028

- Watersheds
- Texas Senate Districts
- Texas House Districts
- Flood Hazard Zones
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- City Limits
- Council Districts
- Existing Acreage of District



# **EXHIBIT A-1**

**BOUNDARY MAPS  
(SURVEY PLATS)**

**JDS FM 2920 LLC (owner)**

4 tracts totaling  
68.044 acres

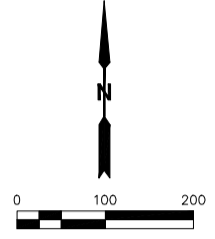
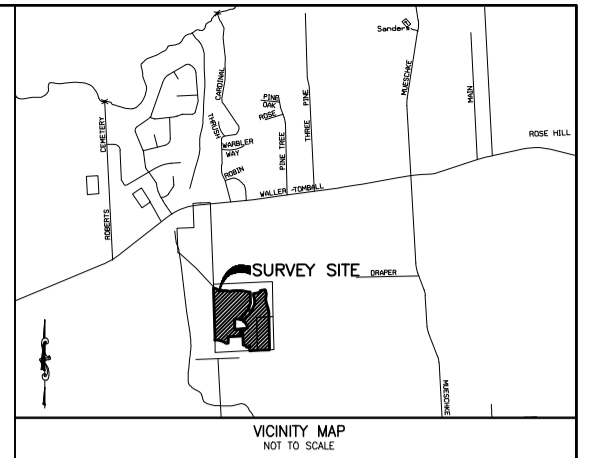
**NOTES:**

- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(NA2011) EPOCH.00.
- THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
- THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY ALAMO TITLE COMPANY, OF NO. ATCH-01COM-AT020099070DP, HAVING AN EFFECTIVE DATE OF FEBRUARY 4, 2021, AND AN ISSUED DATE FEBRUARY 11, 2021.
- THE FOLLOWING ITEMS LISTED IN SCHEDULE "B" OF THE ABOVE REFERENCED TITLE COMMITMENT ARE AS FOLLOWS:
  - AN EASEMENT TEN (10) FEET WIDE, THE LOCATION OF THE CENTERLINE OF WHICH IS SHOWN ON SKETCH ATTACHED THERETO, TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT TEN (10) FEET WIDE, BEGINNING AT A PLANE SIXTEEN FEET ABOVE THE GROUND LEVEL AND EXTENDING UPWARDS, LOCATED ON BOTH SIDES OF AND ADJOINING SAID TEN FEET WIDE EASEMENT, GRANTED TO HOUSTON LIGHTING AND POWER COMPANY, AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. R093574. (DOES NOT AFFECT SUBJECT TRACT AND IS SHOWN HEREON)
  - NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT OVER AND SUBJECT PROPERTY, AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. Z010849. (DOES AFFECT SUBJECT TRACT AND IS SHOWN HEREON)
  - 1/2 OF ALL OIL, GAS AND OTHER MINERALS, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ARE EXCEPTED HERE FROM AS SET FORTH IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. F762673. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. (NOT A SURVEY ITEM)
  - AFFIDAVIT TO THE PUBLIC REGARDING A SUBSURFACE/SURFACE APPLICATION ON-SITE WASTEWATER TREATMENT SYSTEM, DATED JULY 23, 2003, AND RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. W866921. (NOT A SURVEY ITEM)

**NOTES:**

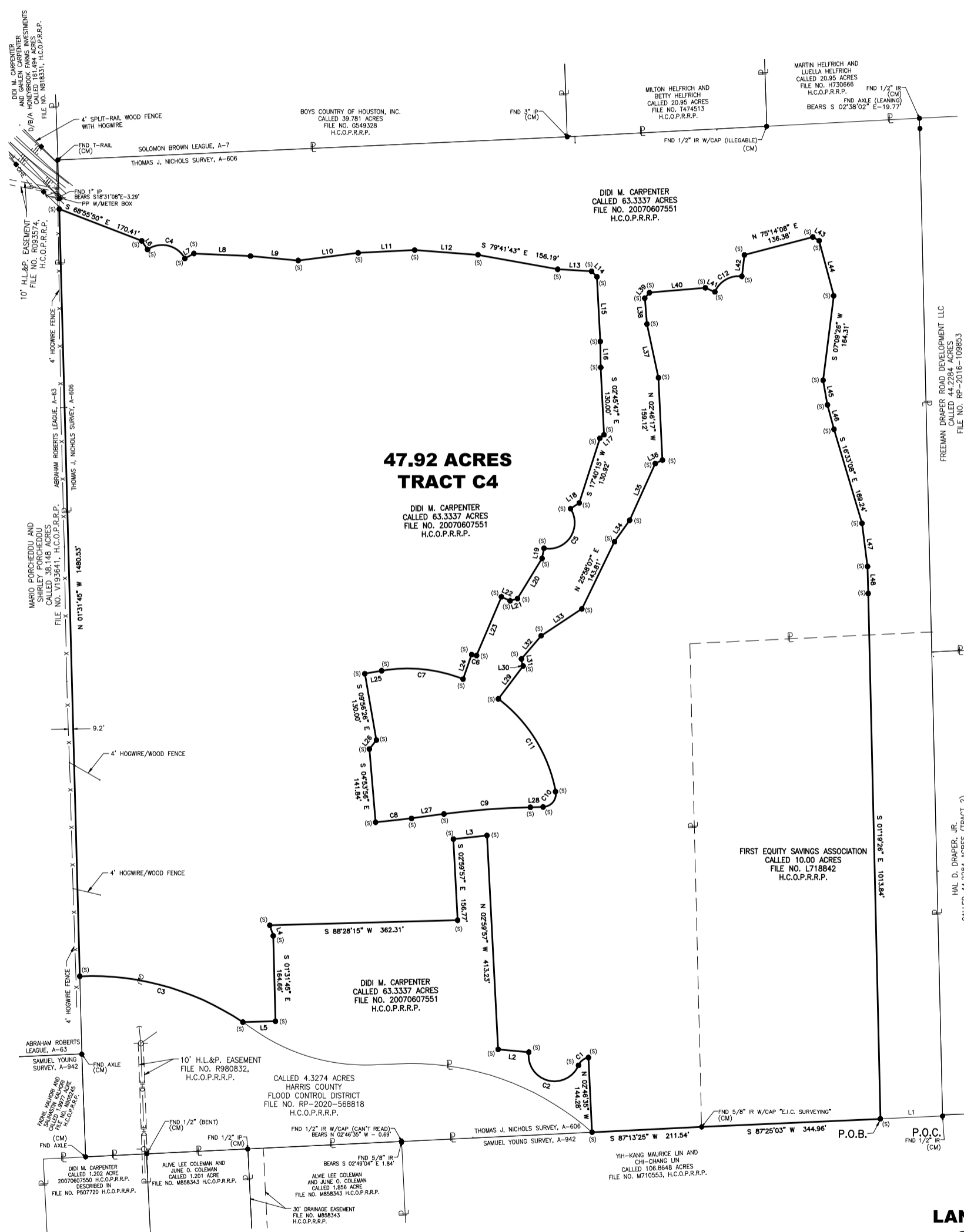
- BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NO. 48201C0185L AND 48201C0205L, WITH A REVISED DATE OF JUNE 18, 2007 THE SUBJECT TRACTS LIES WITHIN THE FOLLOWING:
 

ZONE "X" (UNSHADED ON THE FIRM MAP), ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
- LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS. LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE PUBLIC DATA.
- MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
- THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
- THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY.
- THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.
- THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- SUBJECT TRACT HAS NO ACCESS TO A PUBLIC RIGHT-OF-WAY.



**LEGEND**

- OHE OVERHEAD ELECTRIC
- HLB HIGHBANK
- X BARBED WIRE FENCE
- W WOODEN FENCE
- IRON FENCE
- IR IRON ROD
- IP IRON PIPE
- FND FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- SET 5/8" IRON ROD W/CAP STAMPED LJA SURVEY
- H.C.O.P.R.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
- H.L.&P. HOUSTON LIGHTING AND POWER
- (CM) CONTROLLING MONUMENT
- CMP CORRUGATED METAL PIPE
- PCP REINFORCED CONCRETE PIPE
- PED PEDESTAL
- GUY WIRE
- POWER POLE



LINE	BEARING	DISTANCE
L1	S 87°25'03" W	120.03'
L2	N 84°47'29" W	59.36'
L3	S 83°46'57" W	65.10'
L4	S 17°48'14" E	21.52'
L5	S 88°28'15" W	62.94'
L6	S 34°05'38" E	20.00'
L7	N 61°21'07" E	20.00'
L8	S 87°23'41" E	109.06'
L9	S 84°42'39" E	92.68'
L10	N 82°42'20" E	116.43'
L11	N 87°10'57" E	109.11'
L12	S 85°43'44" E	122.38'
L13	S 86°34'13" E	65.44'
L14	S 44°45'18" W	14.91'
L15	S 02°56'23" E	124.93'
L16	S 01°05'21" E	50.10'
L17	S 50°02'36" W	10.66'
L18	S 56°50'20" W	20.00'
L19	S 10°43'17" W	20.00'
L20	S 31°26'26" W	90.78'
L21	S 73°09'02" W	14.93'
L22	S 65°08'21" W	18.49'
L23	S 22°53'47" W	122.92'
L24	S 19°12'10" W	50.04'
L25	S 80°03'34" W	33.03'
L26	S 38°19'52" W	21.92'
L27	N 82°23'42" E	63.08'
L28	N 88°40'34" E	24.51'
L29	S 37°05'23" E	79.63'
L30	N 58°22'28" W	1.54'
L31	N 09°00'41" W	13.03'
L32	N 40°21'06" E	58.55'
L33	S 56°29'30" E	94.31'
L34	N 35°04'36" E	50.76'
L35	N 24°17'39" E	120.00'
L36	S 64°20'45" E	15.31'
L37	N 12°02'57" W	105.83'
L38	N 04°51'42" W	50.00'
L39	N 40°08'18" E	14.14'
L40	S 85°08'18" E	108.12'
L41	S 66°59'55" E	20.00'
L42	N 06°48'56" E	41.42'
L43	S 59°45'52" E	14.14'
L44	S 14°45'52" E	109.88'
L45	S 10°18'02" E	48.36'
L46	S 14°56'27" E	48.66'
L47	S 07°20'49" E	83.99'
L48	S 01°19'26" E	151.98'

**SURVEYOR'S CERTIFICATE**

I Cameron S. Lowe, Registered Professional Land Surveyor, hereby certify that First Continental Investment Co., LTD., JDS FM 2920 LLC, M/I Homes of Houston, LLC, Didi Carpenter, Didi Carpenter and Galtien Carpenter D/B/A Honeybrook Farms Investments and Alamo Title Insurance, that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, TSPS Land Title Survey.

*Cameron S. Lowe*

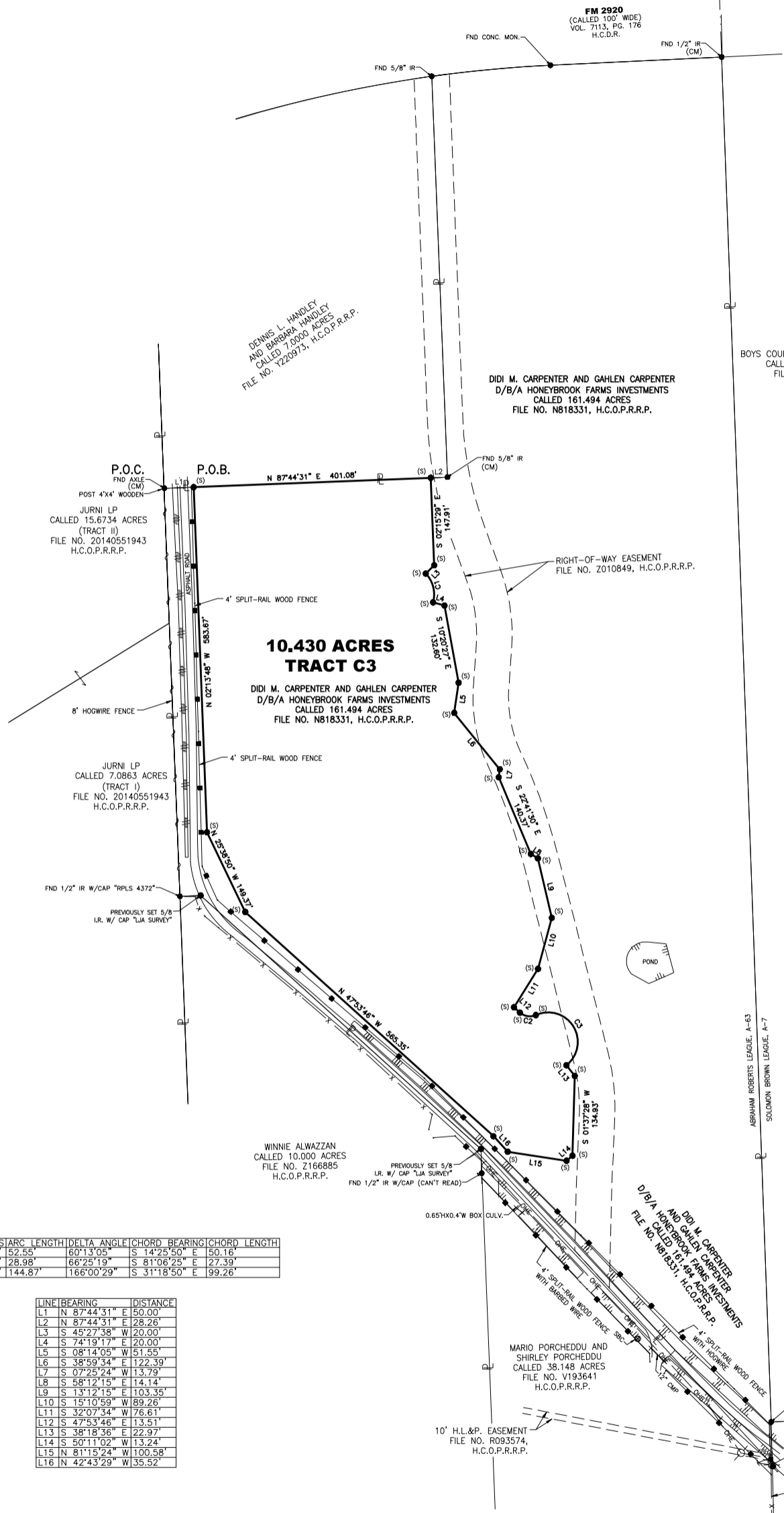
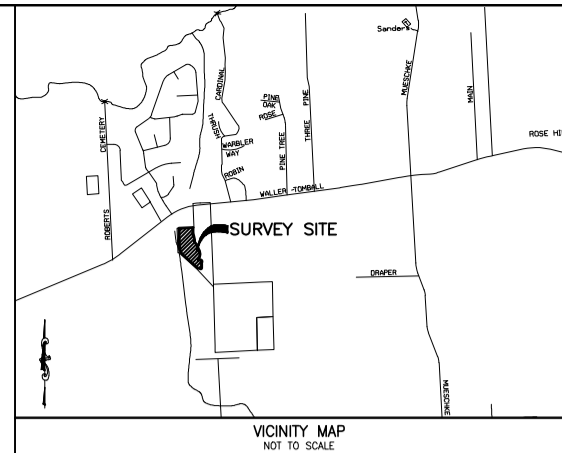
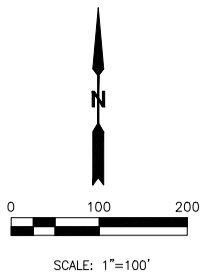
Cameron S. Lowe, RPLS, PLS  
Registered Professional Land Surveyor  
Texas Registration No. 6713  
DATED 02/11/2021

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	25.58'	58°38'03"	S 51°34'17" W	24.48'
C2	50.00'	144.28'	165°20'10"	N 75°04'40" W	99.18'
C3	525.00'	332.22'	36°15'23"	N 74°18'36" W	326.70'
C4	50.00'	83.29'	95°26'45"	S 76°22'16" E	73.99'
C5	50.00'	116.83'	133°52'57"	S 33°46'48" W	92.01'
C6	25.00'	9.73'	22°18'24"	N 79°50'49" W	9.67'
C7	290.00'	1159.99'	31°36'53"	N 84°08'06" W	157.97'
C8	1475.00'	69.66'	24°2'22"	N 83°44'53" E	69.66'
C9	1525.00'	167.17'	6°16'51"	N 85°32'08" E	167.09'
C10	25.00'	43.23'	99°05'08"	N 39°07'59" E	38.04'
C11	290.00'	215.11'	42°30'02"	N 31°39'36" W	210.22'
C12	50.00'	64.41'	73°48'50"	N 59°54'30" E	60.05'

**LAND TITLE SURVEY  
OF 47.92 ACRES  
TRACT C4  
IN THE  
THOMAS J. NICHOLS SURVEY, A-606  
HARRIS COUNTY, TEXAS**

FEBRUARY 2021 JOB NO. 2025-0021

**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S  
Suite 175  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382



**LEGEND**

—	OVERHEAD ELECTRIC
	HIGHBANK
-X-	BARBED WIRE FENCE
—	WOODEN FENCE
—	IRON FENCE
IR	IRON ROD
IP	IRON PIPE
FND	FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
—	PROPERTY LINE
(S)	SET 5/8" IRON ROD W/CAP STAMPED "LJA SURVEY"
—	H.C.O.P.R.R.P.
—	H.C.D.R.
—	H.L.&P.
(CM)	CONTROLLING MONUMENT
CMP	CORRUGATED METAL PIPE
●	PEDESTAL
—	GUY WIRE
—	POWER POLE

- NOTES:**
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(NA2011) EPOCH.00.
  - THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
  - THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY ALAMO TITLE COMPANY, OF NO. ATCH-01COM-ATCH20099070DP, HAVING AN EFFECTIVE DATE OF FEBRUARY 4, 2021, AND AN ISSUED DATE FEBRUARY 11, 2020.
  - THE FOLLOWING ITEMS LISTED IN SCHEDULE "B" OF THE ABOVE REFERENCED TITLE COMMITMENT ARE AS FOLLOWS:
    - AN EASEMENT TEN (10) FEET WIDE, THE LOCATION OF THE CENTERLINE OF WHICH IS SHOWN ON SKETCH ATTACHED THERETO, TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT TEN (10) FEET WIDE, BEGINNING AT A PLANE SIXTEEN FEET ABOVE THE GROUND LEVEL AND EXTENDING UPWARDS, LOCATED ON BOTH SIDES OF AND ADJOINING SAID TEN FEET WIDE EASEMENT, GRANTED TO HOUSTON LIGHTING AND POWER COMPANY, AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. R093574. (DOES NOT AFFECT SUBJECT TRACT AND IS SHOWN HEREON)
    - NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT OVER AND SUBJECT PROPERTY, AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. Z010849. (DOES AFFECT SUBJECT TRACT AND IS SHOWN HEREON)
    - 1/2 OF ALL OIL, GAS AND OTHER MINERALS, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ARE EXCEPTED HERE FROM AS SET FORTH IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. F762673. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. (NOT A SURVEY ITEM)
    - AFFIDAVIT TO THE PUBLIC REGARDING A SUBSURFACE/SURFACE APPLICATION ON-SITE WASTEWATER TREATMENT SYSTEM, DATED JULY 23, 2003, AND RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. W866921. (NOT A SURVEY ITEM)
  - BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NO. 48201C0185L, WITH A REVISED DATE OF JUNE 18, 2007 THE SUBJECT TRACTS LIES WITHIN THE FOLLOWING:
 

ZONE "X" (UNSHADED ON THE FIRM MAP), ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS. LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE PUBLIC DATA.
  - MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
  - THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
  - THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY.
  - THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.
  - THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  - SUBJECT TRACT HAS NO ACCESS TO A PUBLIC RIGHT-OF-WAY.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	52.55'	60°13'05"	S 14°25'50" E	50.16'
C2	25.00'	28.98'	66°25'19"	S 81°06'25" E	27.39'
C3	50.00'	144.87'	166°00'29"	S 31°18'50" E	99.26'

LINE	BEARING	DISTANCE
L1	N 87°44'31" E	50.00'
L2	N 87°44'31" E	28.26'
L3	S 45°27'38" W	20.00'
L4	S 74°19'17" E	20.00'
L5	S 08°14'05" W	51.55'
L6	S 38°59'34" E	122.39'
L7	S 07°25'24" W	13.79'
L8	S 58°12'15" E	14.14'
L9	S 13°12'15" E	103.35'
L10	S 15°10'59" W	89.26'
L11	S 32°07'34" W	76.61'
L12	S 47°53'46" E	13.51'
L13	S 38°18'36" E	22.97'
L14	S 50°11'02" W	13.24'
L15	S 81°15'24" W	100.58'
L16	N 42°43'29" W	35.52'

**SURVEYOR'S CERTIFICATE**

I Cameron S. Lowe, Registered Professional Land Surveyor, hereby certify to First Continental Investment Co., LTD., JDS FM 2920 LLC, M/I Homes of Houston, LLC, Didi Carpenter, Didi Carpenter and Gahlen Carpenter D/B/A Honeybrook Farms Investments and Alamo Title Insurance, that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A Condition 2, TSPS Land Title Survey.

*Cameron S. Lowe*

Cameron S. Lowe, RPLS, PLS  
Registered Professional Land Surveyor  
Texas Registration No. 6713  
DATED 02/11/2021



**LAND TITLE SURVEY  
OF 10.430 ACRES  
TRACT C3  
IN THE  
ABRAHAM ROBERTS LEAGUE, A-63  
AND  
THOMAS J. NICHOLS SURVEY, A-606  
HARRIS COUNTY, TEXAS**

FEBRUARY 2021 JOB NO. 2025-0021

**LJA Surveying, Inc.**

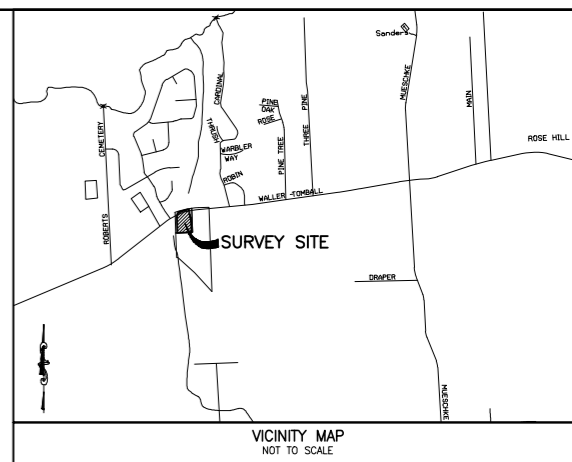
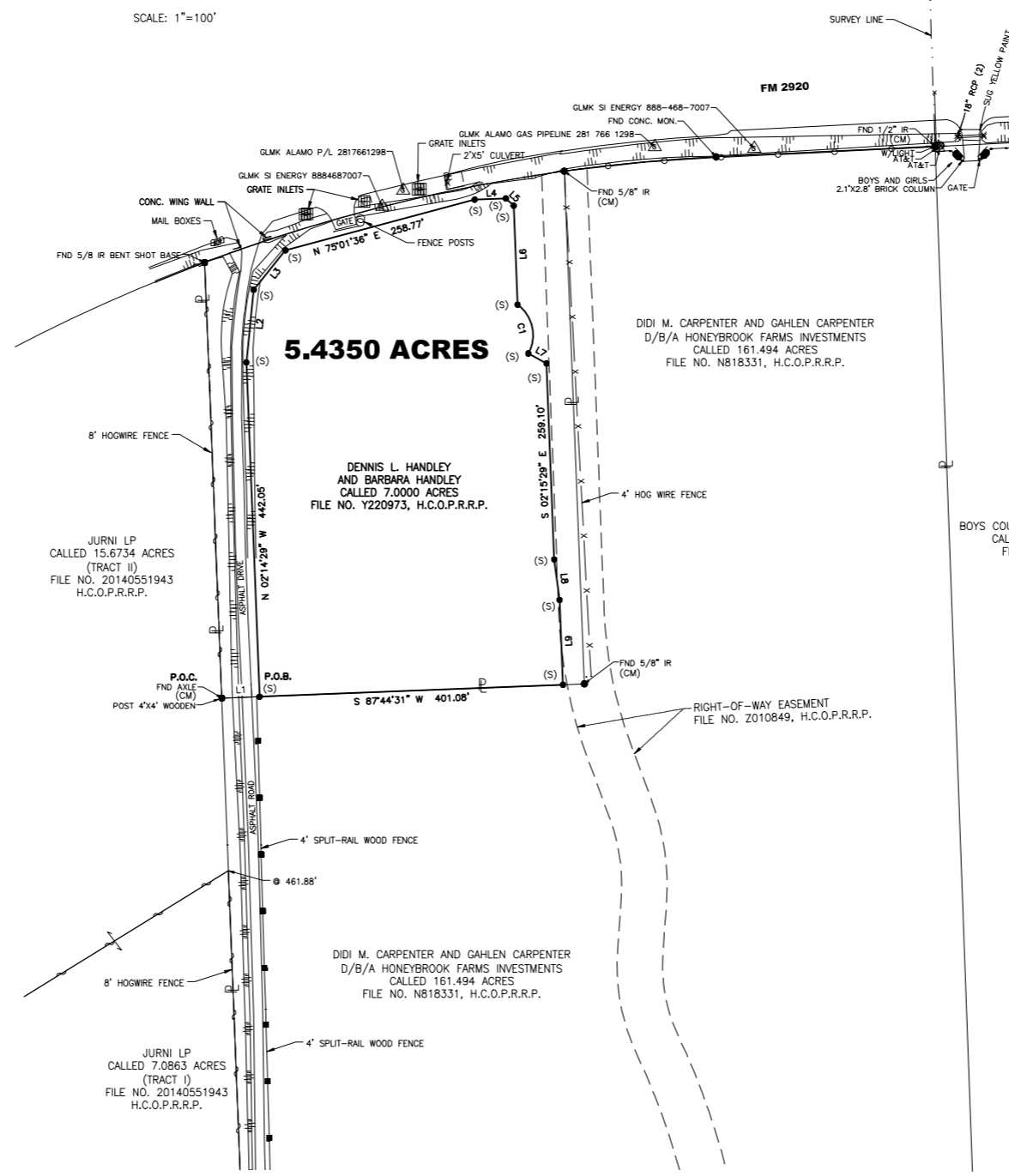
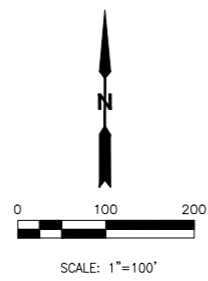
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

**NOTES:**

- 1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(NA2011) EPOCH.00.
- 2) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
- 3) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY ALAMO TITLE COMPANY, OF NO. ATCH-01COM-ATCH21106399DP, HAVING AN EFFECTIVE DATE OF FEBRUARY 4, 2021, AND AN ISSUED DATE FEBRUARY 12, 2020.
- 4) THE FOLLOWING ITEMS LISTED IN SCHEDULE "B" OF THE ABOVE REFERENCED TITLE COMMITMENT ARE AS FOLLOWS:
  - A. AN EASEMENT THIRTY (30) FEET WIDE, LOCATED ALONG THE EAST PROPERTY LINE, BY INSTRUMENT RECORDED IN/UNDER CLERK'S FILE NO. H512016 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (AFFECTS SUBJECT TRACT AND IS NOT SHOWN HEREON - NO DESCRIPTION GIVEN OF THIS EASEMENT IN FILE NO. H512016, IT SEEMS TO BE RECORDED AS A RIGHT-OF-WAY EASEMENT NOW IN FILE NO. Z010849 WHICH IS SHOWN HEREON)
  - B. 50% OF ALL THE OIL, GAS, AND OTHER MINERALS, THE ROYALTIES, BONUSES, REVVALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ARE EXCEPTED HERE FROM AS THE SAME ARE SET FORTH IN INSTRUMENT RECORDED IN/UNDER CLERK'S FILE NO. F762673 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (NOT A SURVEY ITEM)
- 5) BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NO. 48201C0185L, WITH A REVISED DATE OF JUNE 18, 2007 THE SUBJECT TRACTS LIES WITHIN THE FOLLOWING:
 

ZONE "X" (UNSHADED ON THE FIRM MAP), ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS. LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE PUBLIC DATA.
- 6) MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
- 7) THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
- 8) THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY.
- 9) THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.
- 10) THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- 11) SUBJECT TRACT DOES NOT HAVE ACCESS TO A PUBLIC RIGHT-OF-WAY.



**LEGEND**

- OHE — OVERHEAD ELECTRIC
- H.B. — HIGHBANK
- X — BARBED WIRE FENCE
- W — WOODEN FENCE
- H — HOGWIRE FENCE
- IR — IRON ROD
- IP — IRON PIPE
- FND — FOUND
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCING
- P — PROPERTY LINE
- (S) — SET 5/8" IRON ROD W/CAP STAMPED "LJA SURVEY"
- H.C.O.P.R.R.P. — OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
- H.C.D.R. — DEED RECORDS OF HARRIS COUNTY, TEXAS
- H.L.&P. — HOUSTON OF LIGHTING AND POWER
- (CM) — CONTROLLING MONUMENT
- CMP — CORRUGATED METAL PIPE
- ● — PEDESTAL
- — GUY WIRE
- ○ — POWER POLE

LINE	BEARING	DISTANCE
L1	N 87°44'30"	E 50.00'
L2	N 05°34'33"	E 98.36'
L3	N 38°49'56"	E 67.05'
L4	N 87°44'31"	E 41.19'
L5	S 47°15'29"	E 114.14'
L6	S 02°15'29"	E 1130.88'
L7	S 61°08'04"	E 27.39'
L8	S 02°35'35"	E 154.05'
L9	S 02°15'29"	E 1112.09'

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	S 50.00° 172.09'	66.00'	S 122°26'11"	E 82°36'14"	

**SURVEYOR'S CERTIFICATE**

I, Cameron S. Lowe, Registered Professional Land Surveyor, hereby certify to First Continental Investment Co., LTD., JDS FM 2920 LLC, Dennis L. Handley and Barbara J. Handley, and Alamo Title Insurance, that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, TSPS Land Title Survey.



Cameron S. Lowe, RPLS, PLS  
 Registered Professional Land Surveyor  
 Texas Registration No. 6713  
 DATED 02/24/2021

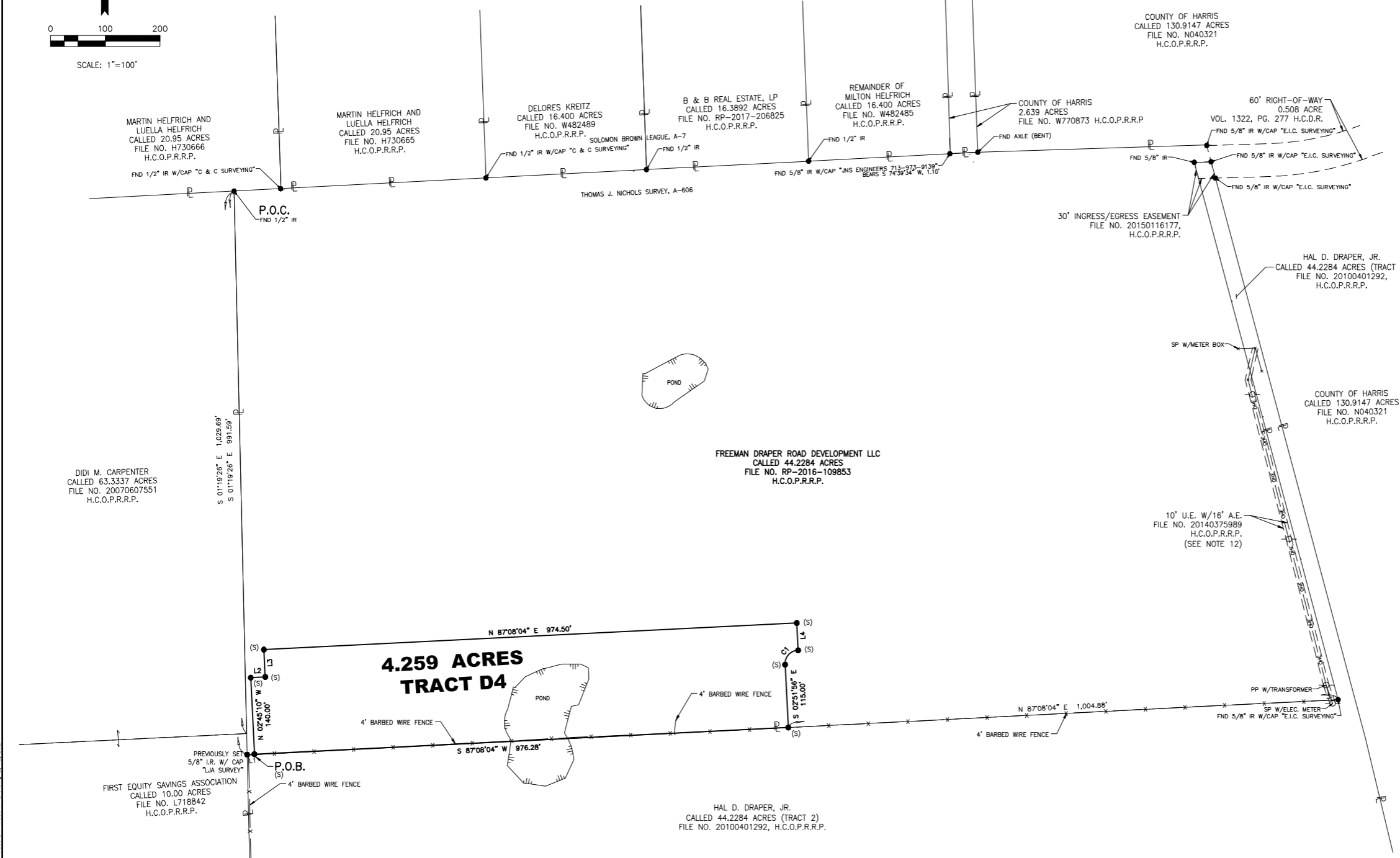
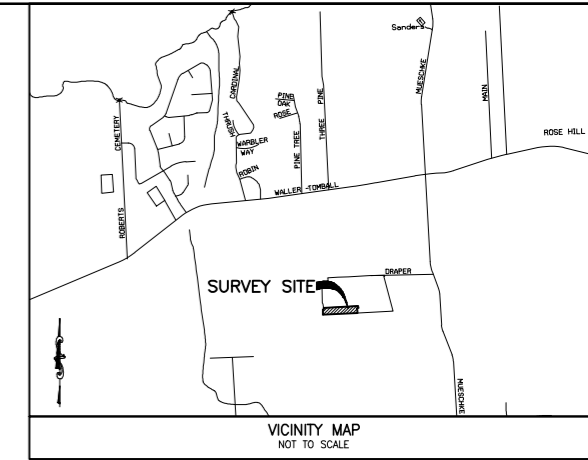
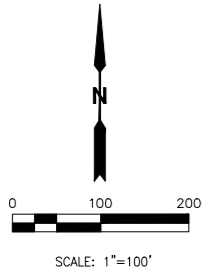
**LAND TITLE SURVEY  
 OF 5.435 ACRE  
 TRACT H2  
 IN THE  
 ABRAHAM ROBERTS LEAGUE, A-63  
 HARRIS COUNTY, TEXAS**

FEBRUARY 2021 JOB NO. 2025-0021

**LJA Surveying, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 175 Fax 713.953.5026  
 Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

S:\Sector\Survey\Projects\2025\0021\06 CAD\Working Files\Base Files\3-4350 Ac Tract H2 LTS 022421\_recover.dwg 2/24/2021





- NOTES:**
- 1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(NA2011) EPOCH00.
  - 2) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
  - 3) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY ALAMO TITLE COMPANY, GF NO. ATCH-01COM-ATCH20098947DP, HAVING AN EFFECTIVE DATE OF FEBRUARY 2, 2020, AND AN ISSUED DATE OF FEBRUARY 9, 2020.
  - 4) THE FOLLOWING ITEMS LISTED IN SCHEDULE "B" OF THE ABOVE REFERENCED TITLE COMMITMENT ARE AS FOLLOWS:
    - C. TERMS, CONDITIONS AND STIPULATIONS, TOGETHER WITH ALL EASEMENTS, AS SET FORTH IN THAT CERTAIN EASEMENT (BLANKET) FOR ELECTRIC DISTRIBUTION FACILITIES AND COMMUNICATION FACILITIES, GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20140375989. (AFFECTS SUBJECT TRACT AND IS BLANKET IN NATURE)
  - 5) OIL, GAS AND MINERAL LEASE EXECUTED BY HAL D. DRAPER, ET AL TO LOFCO, A TEXAS PARTNERSHIP, RECORDED NOVEMBER 2, 1976 UNDER HARRIS COUNTY CLERK'S FILE NO. E940559. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. (NOT A SURVEY ITEM)
  - 6) BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48201C0205L WITH A REVISED DATE OF JUNE 18, 2007 THE SUBJECT TRACTS LIES WITHIN THE FOLLOWING:
    - ZONE "X" (UNSHADED ON THE FIRM MAP), ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
  - 7) LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS. LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE PUBLIC DATA.
  - 8) MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
  - 9) THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
  - 10) THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY.
  - 11) THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.
  - 12) THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  - 13) SUBJECT TRACT DOES NOT HAVE ACCESS TO A PUBLIC RIGHT-OF-WAY.
  - 14) EASEMENT SHOWN BASED ON LOCATED POWERPOLES AND OVERHEAD ELECTRIC. HOWEVER EASEMENT IS STILL BLANKET IN NATURE AS DESCRIBED IN SAID EASEMENT DOCUMENT. FILE NO. 20140375989, H.C.O.P.R.R.P.

LINE	BEARING	DISTANCE
L1	N 87°08'04" E	13.33'
L2	N 87°08'04" E	26.50'
L3	N 02°51'56" W	50.00'
L4	S 02°51'56" E	50.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 42°08'04" W	90°00'00"

- LEGEND**
- OHE — OVERHEAD ELECTRIC
  - HIGHBANK — HIGHBANK
  - X — BARBED WIRE FENCE
  - WOODEN FENCE — WOODEN FENCE
  - IRON FENCE — IRON FENCE
  - POWER POLE W/GUY WIRE — POWER POLE W/GUY WIRE
  - IR — IRON ROD
  - IP — IRON PIPE
  - FND — FOUND
  - P.O.B. — POINT OF BEGINNING
  - PROPERTY LINE — PROPERTY LINE
  - (S) — SET 5/8" IRON ROD W/CAP STAMPED "LJA SURVEY"
  - H.C.O.P.R.R.P. — OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
  - H.C.D.R. — DEED RECORDS OF HARRIS COUNTY, TEXAS
  - (CM) — CONTROLLING MONUMENT
  - U.E. — UTILITY EASEMENT
  - A.E. — AERIAL EASEMENT
  - VOL. PG. — VOLUME & PAGE
  - NO. — NUMBER
  - LANDHOOK — LANDHOOK

**SURVEYOR'S CERTIFICATE**

I, Cameron S. Lowe, Registered Professional Land Surveyor, hereby certify to First Continental Investment Co., LTD., JDS FM 2920 LLC, M/I Homes of Houston, LLC, Freeman Draper Road Development, LLC, and Alamo Title Insurance, that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, TSPS Land Title Survey.

*Cameron S. Lowe*  
Cameron S. Lowe, RPLS, PLS  
Registered Professional Land Surveyor  
Texas Registration No. 6713

**LAND TITLE SURVEY  
OF 4,259 ACRES  
TRACT D4  
IN THE  
THOMAS J. NICHOLS SURVEY, A-606  
HARRIS COUNTY, TEXAS**

FEBRUARY 2021      JOB NO. LJAS001-2025-0021

**LJA Surveying, Inc.**

3600 W Sam Houston Parkway S      Phone 713.953.5200  
Suite 175      Fax 713.953.5026  
Houston, Texas 77042      T.B.P.E.L.S. Firm No. 10194382

C:\Users\Cameron.S.Lowe\Documents\Projects\442284\442284\_0225\_0021\0225\_0021.dwg    2/12/2021    11:50:45 AM    CAMERON S. LOWE

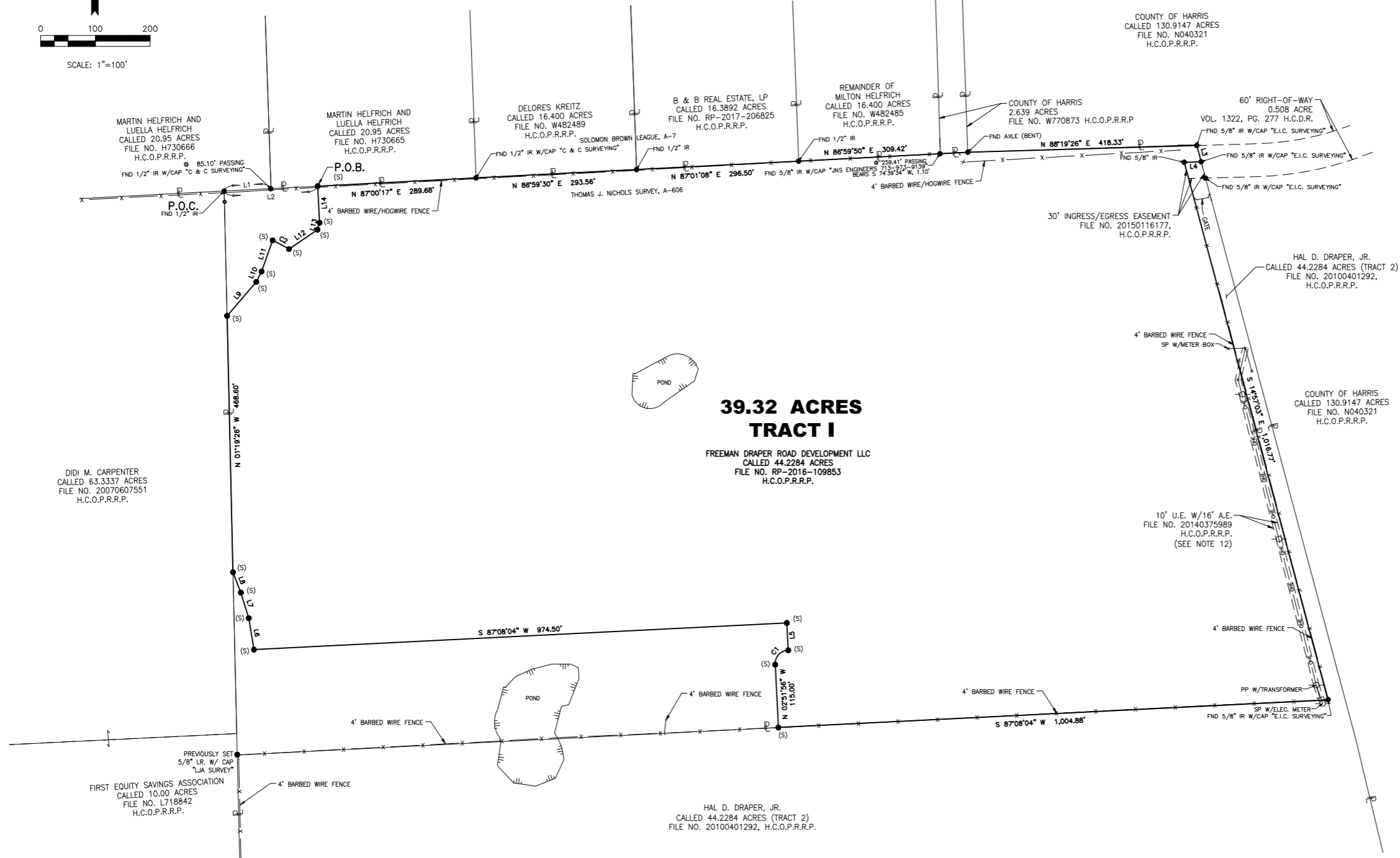
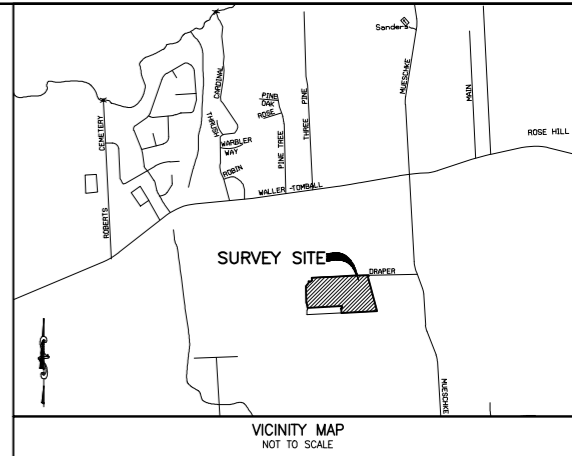
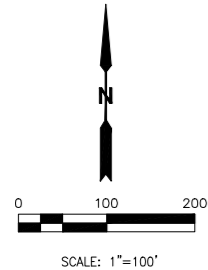
# **EXHIBIT A-2**

**BOUNDARY MAPS  
(SURVEY PLATS)**

**M/I HOMES OF  
HOUSTON, LLC (owner)**

4 tracts totaling  
84.509 acres





**39.32 ACRES TRACT I**

FREEMAN DRAPER ROAD DEVELOPMENT LLC  
CALLED 44.2284 ACRES  
FILE NO. RP-2016-109853  
H.C.O.P.R.R.P.

- NOTES:**
- 1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(NA2011) EPOCH.00.
  - 2) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
  - 3) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY ALAMO TITLE COMPANY, GF NO. ATCH-01COM-ATCH20098947DP, HAVING AN EFFECTIVE DATE OF FEBRUARY 2, 2020, AND AN ISSUED DATE OF FEBRUARY 9, 2020.
  - 4) THE FOLLOWING ITEMS LISTED IN SCHEDULE "B" OF THE ABOVE REFERENCED TITLE COMMITMENT ARE AS FOLLOWS:
    - C. TERMS, CONDITIONS AND STIPULATIONS, TOGETHER WITH ALL EASEMENTS, AS SET FORTH IN THAT CERTAIN EASEMENT (BLANKET) FOR ELECTRIC DISTRIBUTION FACILITIES AND COMMUNICATION FACILITIES, GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20140375989. (AFFECTS SUBJECT TRACT AND IS BLANKET IN NATURE)
  - 5) OIL, GAS AND MINERAL LEASE EXECUTED BY HAL D. DRAPER, ET AL TO LOFCO, A TEXAS PARTNERSHIP, RECORDED NOVEMBER 2, 1976 UNDER HARRIS COUNTY CLERK'S FILE NO. E940559. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. (NOT A SURVEY ITEM)
  - 6) BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48201C0205L WITH A REVISED DATE OF JUNE 18, 2007 THE SUBJECT TRACT LIES WITHIN THE FOLLOWING:
    - ZONE "X" (UNSHADED ON THE FIRM MAP), ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
  - 7) LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS. LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE PUBLIC DATA.
  - 8) MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
  - 9) THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
  - 10) THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY.
  - 11) THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.
  - 12) THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  - 13) SUBJECT TRACT CAN BE ACCESSED VIA DRAPER ROAD. RIGHT-OF-WAY RECORDED UNDER VOL. 1322, PAGE 277 OF THE HARRIS COUNTY DEED RECORDS.
  - 14) EASEMENT SHOWN BASED ON LOCATED POWERPOLES AND OVERHEAD ELECTRIC. HOWEVER EASEMENT IS STILL BLANKET IN NATURE AS DESCRIBED IN SAID EASEMENT DOCUMENT. FILE NO. 20140375989, H.C.O.P.R.R.P.

LINE	BEARING	DISTANCE
L1	N 87°00'17" E	85.10'
L2	N 87°00'17" E	170.87'
L3	S 14°57'49" E	30.80'
L4	S 88°15'34" W	30.82'
L5	N 02°51'56" W	50.00'
L6	N 09°20'15" W	58.20'
L7	N 17°13'30" W	48.68'
L8	N 21°03'40" W	39.93'
L9	N 40°43'28" E	81.85'
L10	N 27°13'20" E	21.08'
L11	N 19°24'29" E	60.50'
L12	N 55°40'27" E	63.00'
L13	N 16°24'12" E	13.30'
L14	N 02°59'43" W	66.75'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 42°08'04" E	90°00'00"
C2	530.00'	33.96'	33.95'	S 61°49'53" E	3°40'16"

- LEGEND**
- OHE — OVERHEAD ELECTRIC
  - H — HIGHBANK
  - X — BARBED WIRE FENCE
  - W — WOODEN FENCE
  - I — IRON FENCE
  - P — POWER POLE W/GUY WIRE
  - IR — IRON ROD
  - IP — IRON PIPE
  - F — FOUND
  - P.O.B. — POINT OF BEGINNING
  - P — PROPERTY LINE
  - (S) — SET 5/8" IRON ROD W/CAP STAMPED "LJA SURVEY"
  - H.C.O.P.R.R.P. — OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
  - H.C.D.R. — DEED RECORDS OF HARRIS COUNTY, TEXAS
  - (CM) — CONTROLLING MONUMENT
  - U.E. — UTILITY EASEMENT
  - A.E. — AERIAL EASEMENT
  - VOL. PG. — VOLUME & PAGE
  - NO. — NUMBER
  - — LANDHOOK

**SURVEYOR'S CERTIFICATE**

I, Cameron S. Lowe, Registered Professional Land Surveyor, hereby certify to First Continental Investment Co., LTD., JDS FM 2920 LLC, W/I Homes of Houston, LLC, Freeman Draper Road Development, LLC, and Alamo Title Insurance, that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, TSPS Land Title Survey.

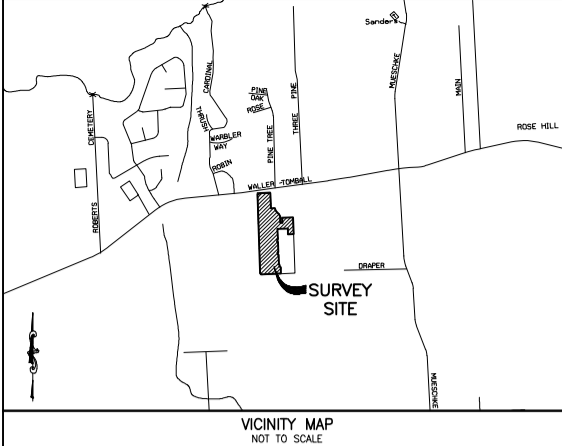
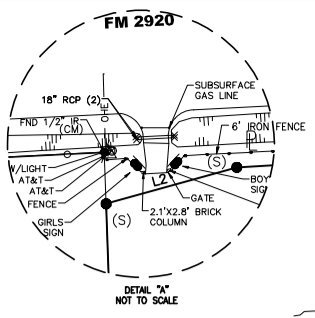
*Cameron S. Lowe*  
Cameron S. Lowe, RPLS, PLS  
Registered Professional Land Surveyor  
Texas Registration No. 6713

**LAND TITLE SURVEY  
OF 39.32 ACRES  
TRACT I  
IN THE  
THOMAS J. NICHOLS SURVEY, A-606  
HARRIS COUNTY, TEXAS**

FEBRUARY 2021 JOB NO. LJAS001-2025-0021

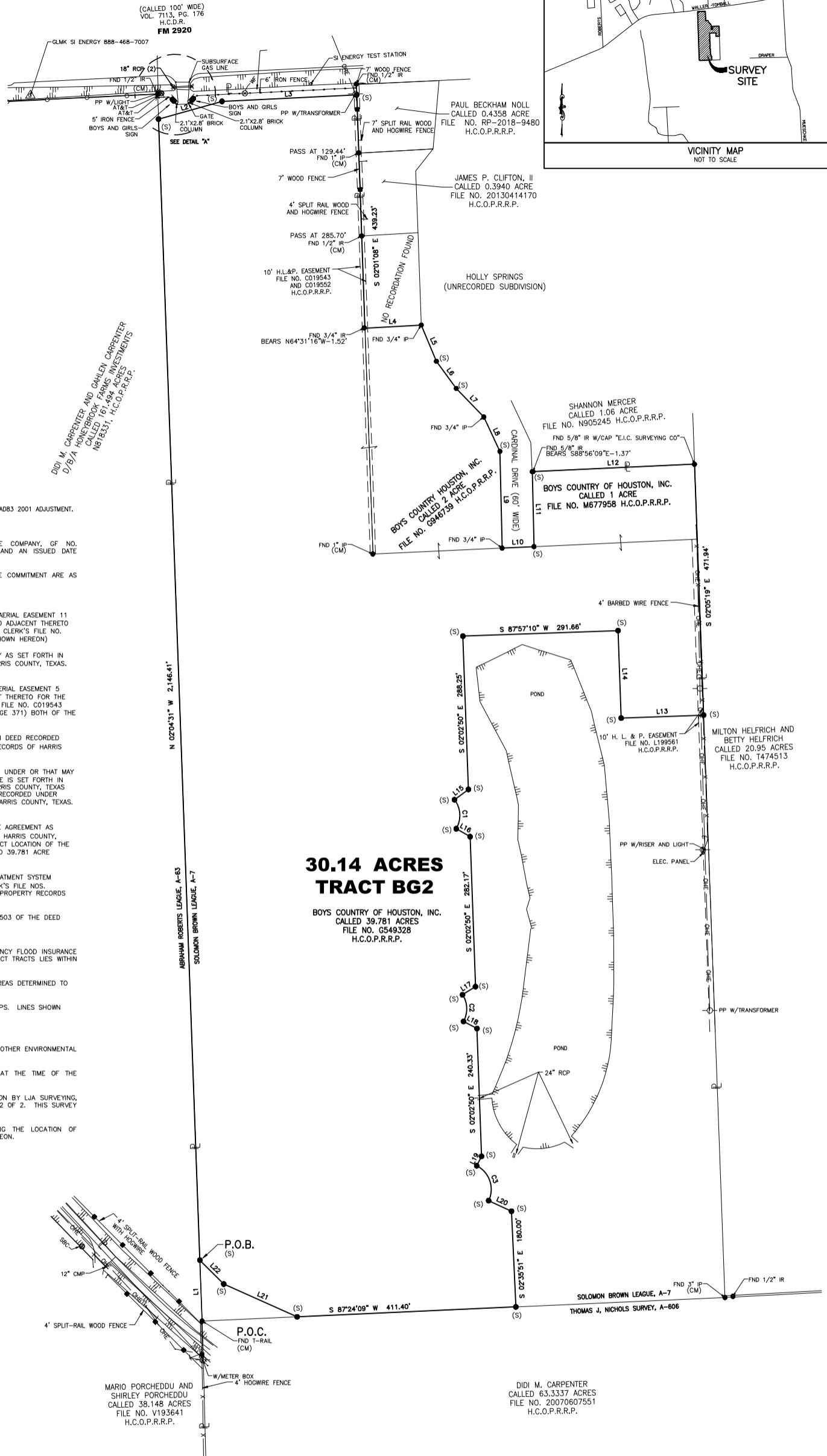
**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

C:\Users\Survey\Project\146501\2025\2021\02 CAD Working Files\39.32 As Tract 03 Tract 1 LJA.dwg 2/12/2021



**LEGEND**

- OHE — OVERHEAD ELECTRIC
- H — HIGHBANK
- X — BARBED WIRE FENCE
- W — WOODEN FENCE
- I — IRON FENCE
- IR — IRON ROD
- IP — IRON PIPE
- FND — FOUND
- P.O.B. — POINT OF BEGINNING
- P — PROPERTY LINE
- (S) — SET 5/8" IRON ROD W/CAP STAMPED "LJA SURVEY"
- GUY WIRE
- H.C.O.P.R.R.P. — OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
- (CM) — CONTROLLING MONUMENT
- RCP — REINFORCED CONCRETE PIPE
- CMP — CORRUGATED METAL PIPE
- ● — PEDESTAL
- ▲ — TELECOMMUNICATIONS MARKER



- NOTES:**
- 1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 2001 ADJUSTMENT.
  - 2) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
  - 3) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY ALAMO TITLE COMPANY, GF NO. ATCH-01COM-ATCH20099078DP, HAVING AN EFFECTIVE DATE OF JANUARY 21, 2021, AND AN ISSUED DATE JANUARY 27, 2021.
  - 4) THE FOLLOWING ITEMS LISTED IN SCHEDULE "B" OF THE ABOVE REFERENCED TITLE COMMITMENT ARE AS FOLLOWS:
  - M. AN EASEMENT 10 FEET WIDE TRANSVERSING A PORTION OF THE PROPERTY, AND AN AERIAL EASEMENT 11 FEET 6 INCHES WIDE FROM A PLANE 16 FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT THERETO FOR THE USE OF PUBLIC UTILITIES AS REFLECTED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. L199561 OF THE REAL PROPERTY OF HARRIS COUNTY, TEXAS. (DOES AFFECT AND SHOWN HEREON)
  - N. UNLOCATED PIPELINE RIGHT-OF-WAY EASEMENT IN FAVOR OF SUPERIOR OIL COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1606, PAGE 460 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (MAY AFFECT - UNKNOWN LOCATION)
  - O. AN EASEMENT 5 FEET WIDE TRANSVERSING A PORTION OF THE PROPERTY, AND AN AERIAL EASEMENT 5 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT THERETO FOR THE USE OF PUBLIC UTILITIES AS REFLECTED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. C019543 (VOLUME 5782, PAGE 342) AND AND CLERK'S FILE NO. C019552 (VOLUME 5782, PAGE 371) BOTH OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (DOES AFFECT AND SHOWN HEREON)
  - P. SUBJECT TO AN EASEMENT AND/OR RIGHT OF WAY AS SET FORTH AND REFLECTED IN DEED RECORDED UNDER CLERK'S FILE NUMBER C670459 (VOLUME 7113, PAGE 176) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (DOES NOT AFFECT AND SHOWN HEREON)
  - Q. A 1/16TH ROYALTY INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS ON, IN, UNDER OR THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY IS EXCEPTED HERE FROM AS THE SAME IS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1589, PAGE 542 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND THERE IS A CONVEYANCE OF A REVISIONARY INTEREST AS SET FORTH IN DEED RECORDED UNDER CLERK'S FILE NO. C516537 (VOLUME 6806, PAGE 52) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (NOT A SURVEY ITEM)
  - R. SUBJECT TO TERMS CONDITIONS AND STIPULATIONS AS SET FORTH IN BOUNDARY LINE AGREEMENT AS RECORDED UNDER CLERK'S FILE NO. D800067 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (DOES AFFECT - AGREEMENT STATES THE 39.781 ACRE TRACT IS THE CORRECT LOCATION OF THE COMMON BOUNDARY LINE (NOW THE 20.95 ACRE TRACT ADJOINING TO THE EAST) AND 39.781 ACRE TRACT)
  - S. SUBJECT TO NOTICE OF PRIVATE SEWER FACILITY AND/OR ON SITE WASTE WATER TREATMENT SYSTEM EXISTING ON THE PROPERTY AS REFLECTED IN INSTRUMENTS RECORDED UNDER CLERK'S FILE NOS. J909393, L152826, L152827, S513536, S513537, AND 20140183341 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (NOT A SURVEY ITEM)
  - T. MAINTENANCE CHARGE RESERVED BY INSTRUMENT RECORDED IN VOLUME 4222 PAGE 503 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (NOT A SURVEY ITEM)
  - U. BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48201C0185L, WITH A REVISED DATE OF JUNE 18, 2007 THE SUBJECT TRACTS LIES WITHIN THE FOLLOWING:  
 ZONE "X" (UNSHADED ON THE FIRM MAP), ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"  
 LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS. LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE PUBLIC DATA.
  - 6) MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
  - 7) THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
  - 8) THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY, EXCEPT AS NOTED.
  - 9) THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.
  - 10) THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  - 11) THE SUBJECT TRACT ACCESS TO CARDINAL DRIVE.

LINE	BEARING	DISTANCE
L1	N 02°04'31" W	114.73'
L2	N 74°23'12" E	123.77'
L3	N 87°12'03" E	253.42'
L4	N 86°44'26" E	105.89'
L5	S 22°43'09" E	73.78'
L6	S 36°09'09" E	63.22'
L7	S 44°01'13" E	74.49'
L8	S 25°00'36" E	71.46'
L9	S 01°19'13" E	181.83'
L10	N 87°23'50" E	60.02'
L11	N 01°19'13" W	141.10'
L12	N 87°23'50" E	305.08'
L13	S 87°54'41" W	155.00'
L14	N 02°02'50" W	164.56'
L15	S 53°30'37" W	32.66'
L16	S 60°21'00" E	30.12'
L17	S 37°52'24" W	28.78'
L18	S 62°04'31" E	28.69'
L19	S 27°14'43" W	20.00'
L20	S 65°04'43" E	47.39'
L21	N 65°55'01" W	150.97'
L22	N 44°51'52" W	63.43'

CURVE	RADIUS	ARC	LENGTH	CHORD	BEARING	DELTA ANGLE
C1	50.00'	57.72'	54.57'	S 03°25'11" E	65°08'23"	
C2	50.00'	52.40'	50.04'	S 02°06'03" E	60°03'05"	
C3	50.00'	76.51'	69.26'	S 18°55'00" E	87°40'34"	
C4	620.00'	54.11'	54.09'	N 52°28'35" W	5°00'00"	

**SURVEYOR'S CERTIFICATE**

I, Cameron S. Lowe, Registered Professional Land Surveyor, hereby certify to First Continental Investment Co., Ltd., JDS FM 2920 LLC, M/I Homes of Houston, LLC, Boys Country of Houston, Inc., Boys and Girls Country of Houston, Inc., and Alamo Title Insurance, that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, TSPS Land Title Survey.

*Cameron S. Lowe*

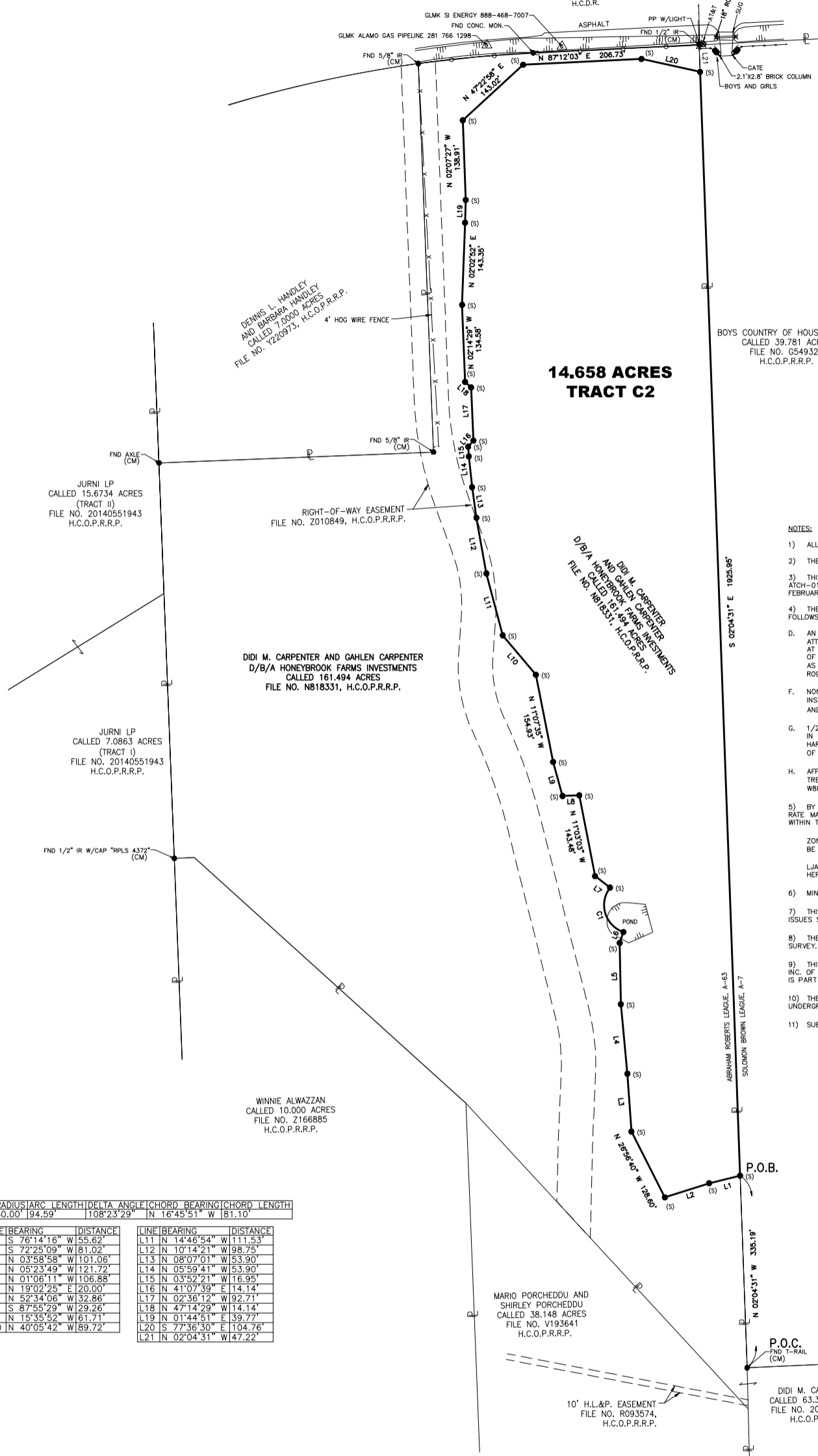
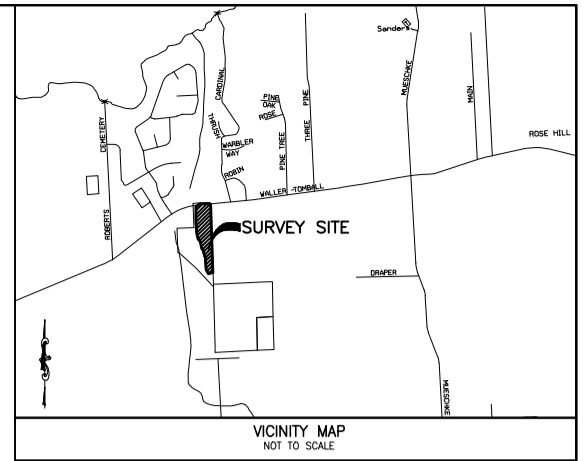
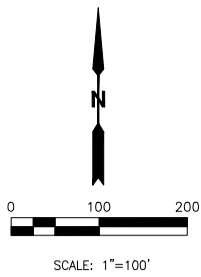
Cameron S. Lowe, RPLS, PLS  
 Registered Professional Land Surveyor  
 Texas Registration No. 6713  
 DATED: 02/12/21

**LAND TITLE SURVEY  
 OF 30.14 ACRES  
 TRACT BG2  
 IN THE  
 SOLOMON BROWN LEAGUE, A-7  
 HARRIS COUNTY, TEXAS**

FEBRUARY 2021      JOB NO. LJAS001-2025-0021

**LJA Surveying, Inc.**

3600 W Sam Houston Parkway S      Phone 713.953.5200  
 Suite 175      Fax 713.953.5026  
 Houston, Texas 77042      T.B.P.E.L.S. Firm No. 10194382



**LEGEND**

—	OVERHEAD ELECTRIC
	HIGHBANK
-X-	BARBED WIRE FENCE
—	WOODEN FENCE
—	IRON FENCE
IR	IRON ROD
IP	IRON PIPE
FND	FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
—	PROPERTY LINE
(S)	SET 5/8" IRON ROD W/CAP STAMPED "LJA SURVEY"
H.C.O.P.R.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
H.C.D.R.	DEED RECORDS OF HARRIS COUNTY, TEXAS
H.L.&P.	HOUSTON LIGHTING AND POWER
(CM)	CONTROLLING MONUMENT
CM	CORRUGATED METAL PIPE
●	PEDESTAL
RCP	REINFORCED CONCRETE PIPE
—	GY WIRE
○	POWER POLE
●	SIGN

- NOTES:**
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(NA2011) EPOCH4.00.
  - THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
  - THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY ALAMO TITLE COMPANY, GF NO. ATCH-01COM-ATCH20099070DP, HAVING AN EFFECTIVE DATE OF FEBRUARY 4, 2021, AND AN ISSUED DATE FEBRUARY 11, 2021.
  - THE FOLLOWING ITEMS LISTED IN SCHEDULE "B" OF THE ABOVE REFERENCED TITLE COMMITMENT ARE AS FOLLOWS:
    - AN EASEMENT TEN (10) FEET WIDE, THE LOCATION OF THE CENTERLINE OF WHICH IS SHOWN ON SKETCH ATTACHED THERETO, TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT TEN (10) FEET WIDE, BEGINNING AT A PLANE SIXTEEN FEET ABOVE THE GROUND LEVEL AND EXTENDING UPWARDS, LOCATED ON BOTH SIDES OF AND ADJOINING SAID TEN FEET WIDE EASEMENT, GRANTED TO HOUSTON LIGHTING AND POWER COMPANY, AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. R093574. (DOES NOT AFFECT SUBJECT TRACT AND IS SHOWN HEREON)
    - NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT OVER AND SUBJECT PROPERTY, AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 2010849. (DOES AFFECT SUBJECT TRACT AND IS SHOWN HEREON)
    - 1/2 OF ALL OIL, GAS AND OTHER MINERALS, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ARE EXCEPTED HERE FROM AS SET FORTH IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. F762673. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. (NOT A SURVEY ITEM)
    - AFFIDAVIT TO THE PUBLIC REGARDING A SUBSURFACE/SURFACE APPLICATION ON-SITE WASTEWATER TREATMENT SYSTEM, DATED JULY 23, 2003, AND RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. W886921. (NOT A SURVEY ITEM)
  - BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NO. 48201C0185L, WITH A REVISED DATE OF JUNE 18, 2007 THE SUBJECT TRACTS LIES WITHIN THE FOLLOWING:
 

ZONE "X" (UNSHADED ON THE FIRM MAP), ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS. LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE PUBLIC DATA.
  - MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
  - THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
  - THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY.
  - THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.
  - THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  - SUBJECT TRACT HAS NO ACCESS TO A PUBLIC RIGHT-OF-WAY.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	94.59'	108°23'29"	N 16°45'51" W	81.10'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 76°14'16" W	55.62'	L11	N 14°46'54" W	111.53'
L2	S 72°25'09" W	81.02'	L12	N 10°14'21" W	98.75'
L3	N 03°58'58" W	101.06'	L13	N 08°07'01" W	53.90'
L4	N 05°23'49" W	121.72'	L14	N 05°59'41" W	53.90'
L5	N 01°06'11" W	106.88'	L15	N 03°52'21" W	16.95'
L6	N 19°02'25" E	20.00'	L16	N 41°07'39" E	14.14'
L7	N 52°34'06" W	32.86'	L17	N 02°36'12" W	92.71'
L8	S 87°55'29" W	29.26'	L18	N 47°14'29" W	14.14'
L9	N 15°35'52" W	61.71'	L19	N 01°44'51" E	39.77'
L10	N 40°05'42" W	89.72'	L20	S 77°36'30" E	104.76'
			L21	N 02°04'31" W	47.22'

**SURVEYOR'S CERTIFICATE**

I, Cameron S. Lowe, Registered Professional Land Surveyor, hereby certify to First Continental Investment Co., LTD., JDS FM 2920 LLC, M/I Homes of Houston, LLC, Didi Carpenter, Didi Carpenter and Gahlen Carpenter D/B/A Honeybrook Farms Investments and Alamo Title Insurance, that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, TSPS Land Title Survey.

*Cameron S. Lowe*

Cameron S. Lowe, RPLS, PLS  
Registered Professional Land Surveyor  
Texas Registration No. 6713  
DATED 02/11/2021

**LAND TITLE SURVEY  
OF 14.658 ACRES  
TRACT C2  
IN THE  
ABRAHAM ROBERTS LEAGUE, A-63  
HARRIS COUNTY, TEXAS**

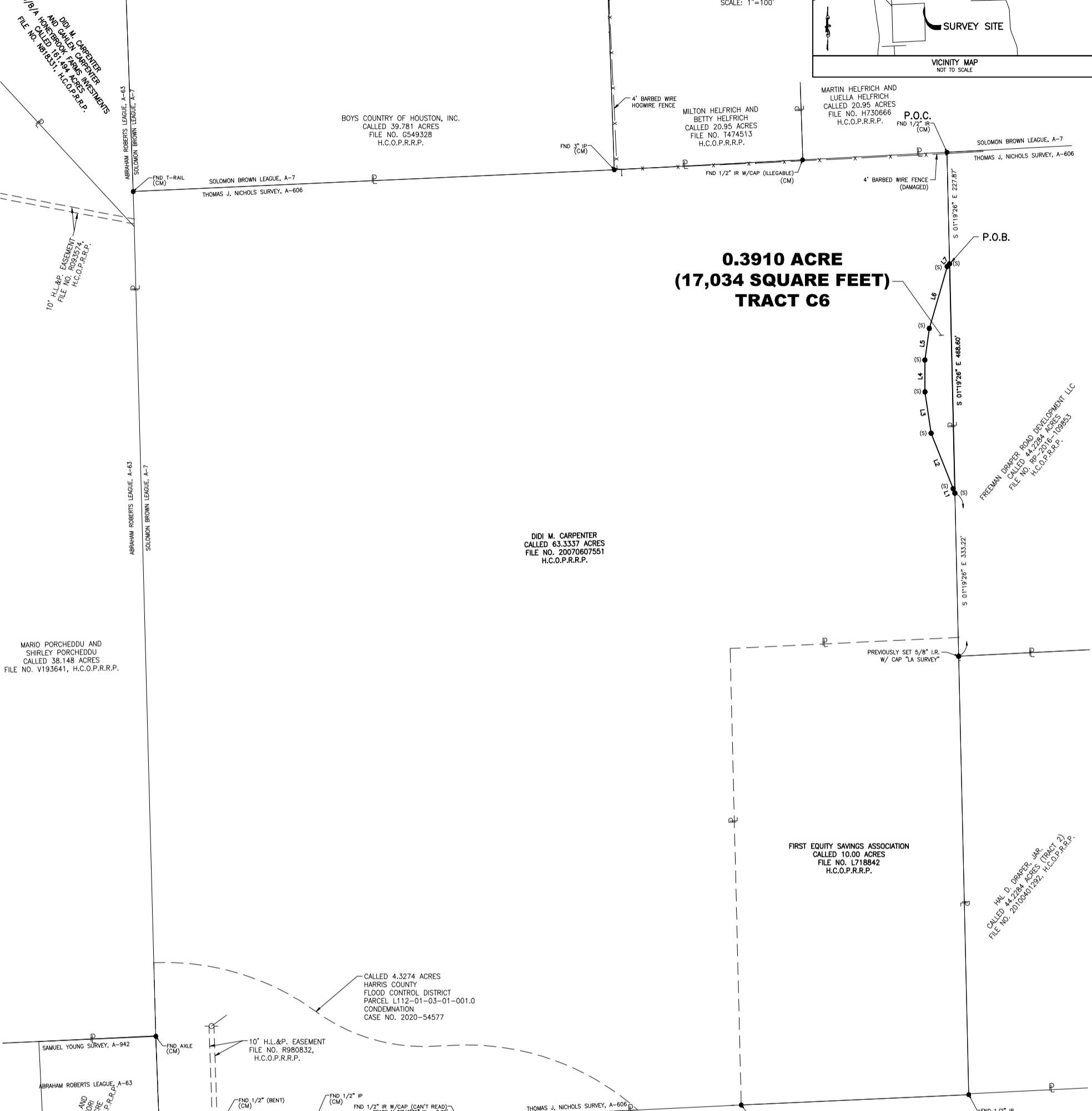
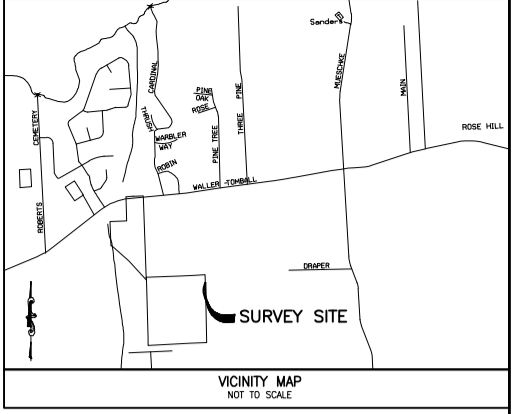
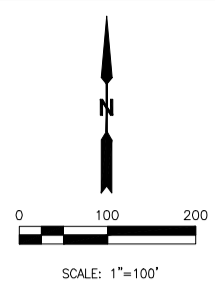
FEBRUARY 2021 JOB NO. LJAS001-2025-0021

**LJA Surveying, Inc.**

3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382



LEGEND			
—OHE—	OVERHEAD ELECTRIC	(S)	SET 5/8" IRON ROD W/CAP STAMPED "LA SURVEY"
	HIGHBANK	H.C.O.P.R.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
—X—	BARBED WIRE FENCE	(CM)	CONTROLLING MONUMENT
—	WOODEN FENCE	CMP	CORRUGATED METAL PIPE
—○—	IRON FENCE	●PED	PEDESTAL
IR	IRON ROD	—	GUY WIRE
IP	IRON PIPE	—○	POWER POLE
FND	FOUND		
P.O.B.	POINT OF BEGINNING		
P	PROPERTY LINE		



**0.3910 ACRE  
(17,034 SQUARE FEET)  
TRACT C6**

MARIO PORCHEDDU AND SHIRLEY PORCHEDDU CALLED 38.148 ACRES FILE NO. V193641, H.C.O.P.R.R.P.

DIDI M. CARPENTER CALLED 63.3337 ACRES FILE NO. 20070607551 H.C.O.P.R.R.P.

FIRST EQUITY SAVINGS ASSOCIATION CALLED 10.00 ACRES FILE NO. L718842 H.C.O.P.R.R.P.

H.H. DRAPER, JR. CALLED 44.228 ACRES (TRACT 2) FILE NO. 20100401294, H.C.O.P.R.R.P.

CALLED 4.3274 ACRES HARRIS COUNTY FLOOD CONTROL DISTRICT PARCEL L112-01-03-01-001.0 CONDEMNATION CASE NO. 2020-54577

FY-KIANG MAURICE LINN AND CHI-CHANG LINN CALLED 106.8648 ACRES FILE NO. M710553, H.C.O.P.R.R.P.

LINE	BEARING	DISTANCE
L1	N 21°03'40" W	9.61'
L2	N 21°37'35" W	122.10'
L3	N 08°25'41" W	65.22'
L4	N 00°14'09" W	65.17'
L5	N 07°57'22" E	65.17'
L6	N 16°08'54" E	131.69'
L7	N 40°43'28" E	7.26'

**NOTES:**

- 1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(NA2011) EPOCH00.
- 2) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
- 3) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY ALAMO TITLE COMPANY, G/F NO. ATC-01COM-ATCH20099070DP, HAVING AN EFFECTIVE DATE OF FEBRUARY 4, 2021, AND AN ISSUED DATE FEBRUARY 11, 2021.
- 4) THE FOLLOWING ITEMS LISTED IN SCHEDULE "B" OF THE ABOVE REFERENCED TITLE COMMITMENT ARE AS FOLLOWS:
  - A. AN EASEMENT TEN (10) FEET WIDE, THE LOCATION OF THE CENTERLINE OF WHICH IS SHOWN ON SKETCH ATTACHED THERETO, TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT TEN (10) FEET WIDE, BEGINNING AT A PLANE SIXTEEN FEET ABOVE THE GROUND LEVEL AND EXTENDING UPWARDS, LOCATED ON BOTH SIDES OF AND ADJOINING SAID TEN FEET WIDE EASEMENT, GRANTED TO HOUSTON LIGHTING AND POWER COMPANY, AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. R093574. (DOES NOT AFFECT SUBJECT TRACT AND IS SHOWN HEREON)
  - B. NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT OVER AND SUBJECT PROPERTY, AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 2010849. (DOES AFFECT SUBJECT TRACT AND IS SHOWN HEREON)
  - C. 1/2 OF ALL OIL, GAS AND OTHER MINERALS, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ARE EXCEPTED HERE FROM AS SET FORTH IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. F762673. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. (NOT A SURVEY ITEM)
  - D. AFFIDAVIT TO THE PUBLIC REGARDING A SUBSURFACE/SURFACE APPLICATION ON-SITE WASTEWATER TREATMENT SYSTEM, DATED JULY 23, 2003, AND RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. W886921. (NOT A SURVEY ITEM)
  - E. BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NO. 48201C0185L AND 48201C0205L, WITH A REVISED DATE OF JUNE 18, 2007 THE SUBJECT TRACTS LIES WITHIN THE FOLLOWING:
    - ZONE "X" (UNSHADED ON THE FIRM MAP), ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
    - LA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS. LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE PUBLIC DATA.
  - F. MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
  - G. THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
  - H. THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY.
  - I. THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.
  - J. THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  - K. SUBJECT TRACT HAS NO ACCESS TO A PUBLIC RIGHT-OF-WAY.

**LAND TITLE SURVEY  
OF 0.3910 ACRE  
(17,034 SQUARE FEET)  
TRACT C6**

**IN THE  
ABRAHAM ROBERTS LEAGUE, A-63  
AND  
THOMAS J. NICHOLS SURVEY, A-606  
HARRIS COUNTY, TEXAS**

FEBRUARY 2021 JOB NO. LJA001-2025-0021

**LA Surveying, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T,B,P,E,L.S. Firm No. 10194382

**SURVEYOR'S CERTIFICATE**

I, Cameron S. Lowe, Registered Professional Land Surveyor, hereby certify to First Continental Investment Co., LTD., JDS FM 2920 LLC, W/I Homes of Houston, LLC, Didi Carpenter, Didi Carpenter and Cohnen Carpenter D/B/A Honeybrook Farms Investments and Alamo Title Insurance, that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, TSPS Land Title Survey.

*Cameron S. Lowe*

Cameron S. Lowe, RPLS, PLS  
Registered Professional Land Surveyor  
Texas Registration No. 6713  
DATED 02/11/2021



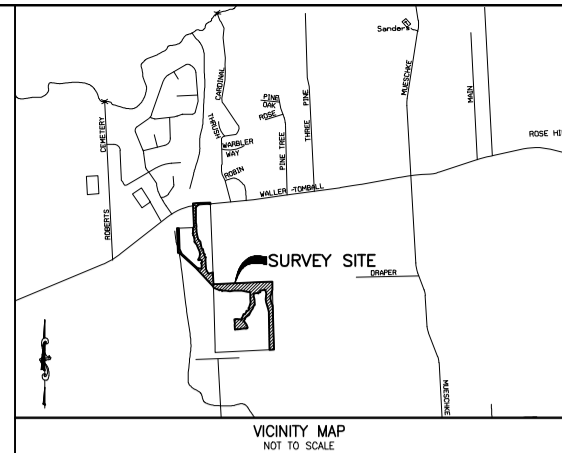
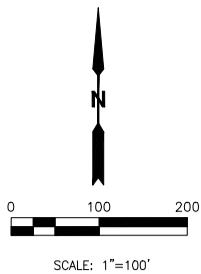
# **EXHIBIT A-3**

**BOUNDARY MAPS  
(SURVEY PLATS)**

**OWNERSHIP 50%/50%**

**JDS FM 2920 LLC &  
M/I HOMES OF  
HOUSTON, LLC**

**8 tracts totaling  
42.8702 acres**



**LEGEND**

- OHE — OVERHEAD ELECTRIC
- HIGHBANK — HIGHBANK
- X — BARBED WIRE FENCE
- WOODEN FENCE — WOODEN FENCE
- IRON FENCE — IRON FENCE
- POWER POLE W/GUY WIRE — POWER POLE W/GUY WIRE
- IR IRON ROD
- IP IRON PIPE
- FND FOUND
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE — PROPERTY LINE
- (S) SET 5/8" IRON ROD W/CAP STAMPED "LJA SURVEY"
- H.C.O.P.R.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
- H.C.D.R. DEED RECORDS OF HARRIS COUNTY, TEXAS
- (CM) CONTROLLING MONUMENT
- U.E. UTILITY EASEMENT
- A.E. AERIAL EASEMENT
- VOL. PG. VOLUME & PAGE
- NO. NUMBER
- LANDHOOK — LANDHOOK

- NOTES:**
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(NA2011) EPOCH.00.
  - THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
  - THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY ALAMO TITLE COMPANY, OF NO. ATCH-01COM-ATC20099070DP, HAVING AN EFFECTIVE DATE OF FEBRUARY 4, 2021, AND AN ISSUED DATE FEBRUARY 11, 2021.
  - THE FOLLOWING ITEMS LISTED IN SCHEDULE "B" OF THE ABOVE REFERENCED TITLE COMMITMENT ARE AS FOLLOWS:
    - D. AN EASEMENT TEN (10) FEET WIDE, THE LOCATION OF THE CENTERLINE OF WHICH IS SHOWN ON SKETCH ATTACHED THERETO, TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT TEN (10) FEET WIDE, BEGINNING AT A PLANE SIXTEEN FEET ABOVE THE GROUND LEVEL AND EXTENDING UPWARDS, LOCATED ON BOTH SIDES OF AND ADJOINING SAID TEN FEET WIDE EASEMENT, GRANTED TO HOUSTON LIGHTING AND POWER COMPANY, AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. R093574. (AFFECTS SUBJECT TRACT AND IS SHOWN HEREON)
    - F. NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT OVER AND SUBJECT PROPERTY, AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. Z010849. (DOES AFFECT SUBJECT TRACT AND IS SHOWN HEREON)
    - G. 1/2 OF ALL OIL, GAS AND OTHER MINERALS, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ARE EXCEPTED HERE FROM AS SET FORTH IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. F762673. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. (NOT A SURVEY ITEM)
    - H. AFFIDAVIT TO THE PUBLIC REGARDING A SUBSURFACE/SURFACE APPLICATION ON-SITE WASTEWATER TREATMENT SYSTEM, DATED JULY 23, 2003, AND RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. W86921. (NOT A SURVEY ITEM)
  - BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NO. 48201C01851 AND 48201C0205L, WITH A REVISED DATE OF JUNE 18, 2007 THE SUBJECT TRACTS LIES WITHIN THE FOLLOWING:
    - ZONE "X" (UNSHADED ON THE FIRM MAP), ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
    - LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS. LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE PUBLIC DATA.
  - MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
  - THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
  - THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY.
  - THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.
  - THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  - SUBJECT TRACT CAN BE ACCESSED VIA FM 2920.

LINE	BEARING	DISTANCE
L1	S 40°43'28" W	77.26'
L2	S 07°51'22" W	65.17'
L3	S 07°14'09" E	65.17'
L4	S 08°25'41" E	85.22'
L5	S 23°03'40" E	19.61'
L6	N 01°19'26" W	51.98'
L7	N 07°20'49" W	83.39'
L8	N 14°56'27" W	48.68'
L9	N 10°18'02" W	46.38'
L10	N 59°45'52" W	114.14'
L11	S 06°48'56" W	41.42'
L12	N 69°39'59" W	20.00'
L13	S 40°08'18" W	114.14'
L14	S 04°51'42" E	50.00'
L15	S 62°23'45" E	113.31'
L16	S 35°04'36" W	50.76'
L17	S 56°29'30" W	94.31'
L18	S 40°21'06" W	58.55'
L19	S 09°00'41" E	113.03'
L20	S 58°22'28" E	11.54'
L21	S 37°05'23" W	79.61'
L22	S 89°40'34" W	124.51'
L23	S 82°23'42" W	63.08'
L24	N 38°19'52" E	21.92'
L25	N 80°03'34" E	33.03'
L26	N 19°12'10" E	50.04'
L27	S 65°08'21" E	18.49'
L28	N 73°09'09" W	114.93'
L29	N 31°26'26" E	90.78'
L30	N 10°43'17" E	20.00'
L31	S 65°50'20" E	20.00'
L32	N 50°04'46" E	20.00'
L33	N 01°05'21" W	50.10'
L34	N 44°45'18" W	114.91'
L35	N 85°33'13" W	92.68'
L36	N 84°42'59" W	92.68'
L37	S 61°21'07" W	20.00'
L38	N 34°05'39" W	20.00'
L39	N 01°31'45" W	23.20'
L40	S 87°51'40" W	36.00'
L41	N 87°46'12" E	50.00'
L42	S 42°43'29" E	56.02'
L43	N 50°11'02" E	113.24'
L44	N 38°18'36" W	22.97'
L45	N 47°33'46" W	113.51'
L46	N 32°07'34" E	76.61'
L47	N 15°10'59" E	89.26'
L48	N 58°17'15" W	114.14'
L49	N 07°25'24" E	113.79'
L50	N 08°14'05" E	51.55'
L51	N 74°19'17" W	20.00'
L52	N 45°29'39" E	20.00'
L53	N 87°44'31" E	28.26'
L54	S 02°04'31" E	47.22'
L55	S 01°44'51" E	113.79'
L56	S 47°14'29" W	114.14'
L57	S 02°36'12" E	92.71'
L58	S 41°07'39" W	114.14'
L59	S 03°52'21" E	116.95'
L60	S 05°59'41" E	53.90'
L61	S 06°07'01" E	53.90'
L62	S 10°14'21" E	68.75'
L63	S 40°05'42" E	89.72'
L64	S 15°35'59" E	61.71'
L65	N 8°46'29" E	61.71'
L66	S 52°34'06" E	32.86'
L67	S 19°02'25" W	20.00'
L68	N 22°25'09" E	181.02'
L69	N 76°14'16" E	55.62'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	64.41'	60.05'	S 59°54'50" W	73°48'50"
C2	230.00'	215.11'	210.22'	S 31°59'38" E	42°30'02"
C3	25.00'	43.23'	38.04'	S 39°07'59" W	99°05'08"
C4	1,525.00'	167.17'	167.09'	S 85°32'08" W	6°16'51"
C5	1,475.00'	69.68'	69.68'	S 83°44'53" W	2°42'22"
C6	250.00'	159.99'	151.09'	S 64°08'08" E	31°36'35"
C7	25.00'	9.73'	9.67'	S 79°50'49" E	22°18'24"
C8	50.00'	116.83'	92.01'	N 33°46'48" E	133°52'57"
C9	50.00'	83.29'	73.99'	N 78°22'18" W	85°28'43"
C10	50.00'	144.87'	98.26'	N 31°18'50" W	168°00'29"
C11	25.00'	28.98'	27.39'	N 81°06'25" W	66°28'19"
C12	50.00'	52.35'	50.16'	N 42°55'50" W	60°13'05"
C13	2,241.86'	201.45'	201.39'	N 84°40'23" E	5°08'56"
C14	50.00'	94.59'	81.10'	S 16°45'51" E	108°23'29"

**SURVEYOR'S CERTIFICATE**

I, Cameron S. Lowe, Registered Professional Land Surveyor, hereby certify to First Continental Investment Co., LTD, JDS FM 2929 LLC, W/J Homes of Houston, LLC, Did Carpenter, Did Carpenter and Gahlen Carpenter D/B/A Honeybrook Farms Investments and Alamo Title Insurance, that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, TSPS Land Title Survey.



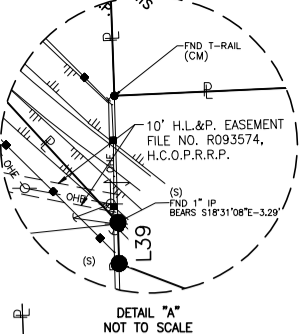
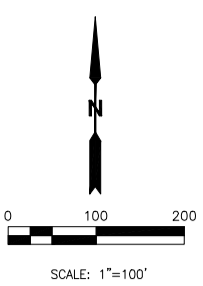
Cameron S. Lowe, RPLS, PLS  
 Registered Professional Land Surveyor  
 Texas Registration No. 6713  
 DATED 02/11/2021

**LAND TITLE SURVEY  
 OF 25.85 ACRES  
 TRACT C1  
 IN THE  
 ABRAHAM ROBERTS LEAGUE, A-63  
 AND  
 THOMAS J. NICHOLS SURVEY, A-606  
 HARRIS COUNTY, TEXAS**

FEBRUARY 2021 JOB NO. LJA5001-2025-0021

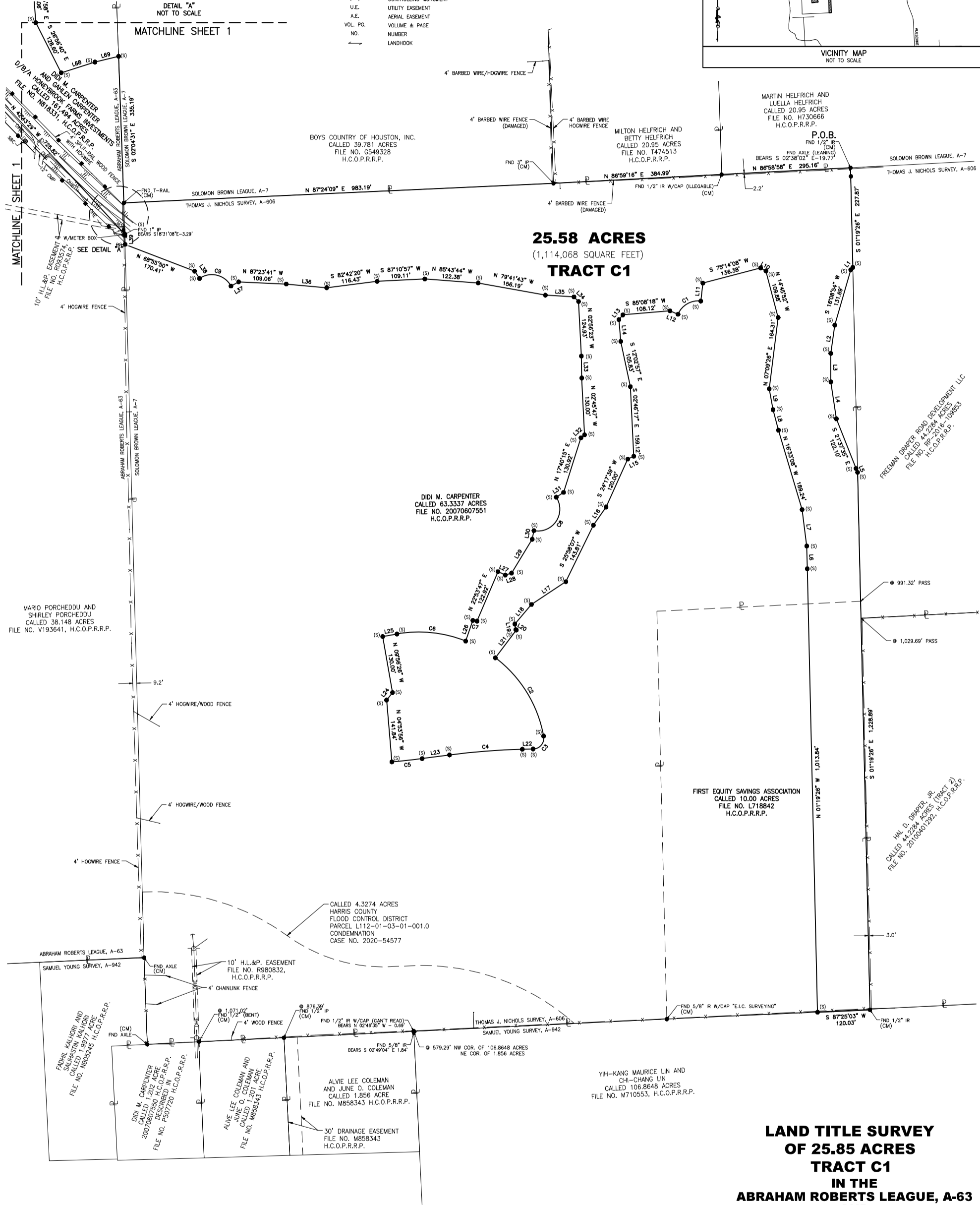
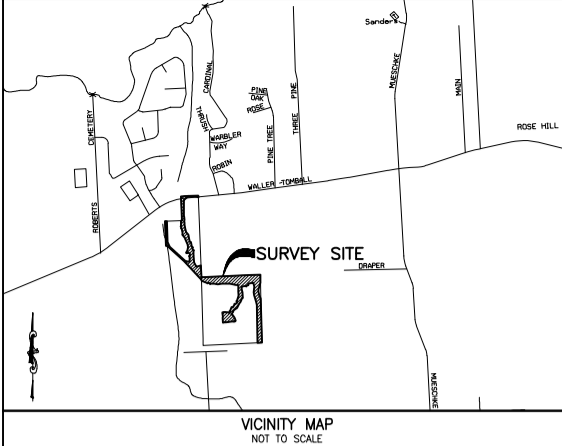
**LJA Surveying, Inc.**  
 3600 W Sam Houston Parkway S Phone 713.953.5200  
 Suite 175 Fax 713.953.5026  
 Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382





**LEGEND**

- OHE — OVERHEAD ELECTRIC
- HIGHBANK — HIGHBANK
- X — BARBED WIRE FENCE
- WOODEN FENCE — WOODEN FENCE
- IRON FENCE — IRON FENCE
- POWER POLE W/GUY WIRE — POWER POLE W/GUY WIRE
- IR — IRON ROD
- IP — IRON PIPE
- FND — FOUND
- P.O.B. — POINT OF BEGINNING
- PROPERTY LINE — PROPERTY LINE
- (S) — SET 5/8" IRON ROD W/CAP STAMPED "LJA SURVEY"
- H.C.O.P.R.R.P. — OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
- H.C.D.R. — DEED RECORDS OF HARRIS COUNTY, TEXAS
- (CM) — CONTROLLING MONUMENT
- U.E. — UTILITY EASEMENT
- A.E. — AERIAL EASEMENT
- VOL. PG. — VOLUME & PAGE
- NO. — NUMBER
- LANDHOOK — LANDHOOK

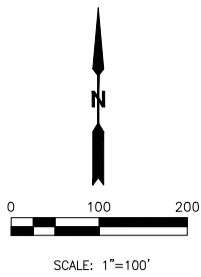


**LAND TITLE SURVEY  
OF 25.85 ACRES  
TRACT C1  
IN THE  
ABRAHAM ROBERTS LEAGUE, A-63  
AND  
THOMAS J. NICHOLS SURVEY, A-606  
HARRIS COUNTY, TEXAS**

FEBRUARY 2021 JOB NO. LJAS001-2025-0021

**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

S:\Sector\Survey\Projects\LJA5001\2025\0021\06 CAD\Working Files\Base Files\25.58 Ac Tract C1 LTS.dwg 2/12/2021



- NOTES:
- 1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 2001 ADJUSTMENT.
  - 2) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
  - 3) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY ALAMO TITLE COMPANY, OF NO. ATCH-01COM-ATC20099078DP, HAVING AN EFFECTIVE DATE OF JANUARY 21, 2021, AND AN ISSUED DATE JANUARY 27, 2021.
  - 4) THE FOLLOWING ITEMS LISTED IN SCHEDULE "B" OF THE ABOVE REFERENCED TITLE COMMITMENT ARE AS FOLLOWS:
    - M. AN EASEMENT 10 FEET WIDE TRANSVERSING A PORTION OF THE PROPERTY, AND AN AERIAL EASEMENT 11 FEET 6 INCHES WIDE FROM A PLANE 16 FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT THERETO FOR THE USE OF PUBLIC UTILITIES AS REFLECTED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. L199561 OF THE REAL PROPERTY OF HARRIS COUNTY, TEXAS. (DOES AFFECT AND SHOWN HEREON)
    - N. UNLOCATED PIPELINE RIGHT-OF-WAY EASEMENT IN FAVOR OF SUPERIOR OIL COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1606, PAGE 460 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (MAY AFFECT - UNKNOWN LOCATION)
    - O. AN EASEMENT 5 FEET WIDE TRANSVERSING A PORTION OF THE PROPERTY, AND AN AERIAL EASEMENT 5 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT THERETO FOR THE USE OF PUBLIC UTILITIES AS REFLECTED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. CO19543 (VOLUME 5782, PAGE 342) AND AND CLERK'S FILE NO. CO19552 (VOLUME 5782, PAGE 371) BOTH OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (DOES NOT AFFECT AND SHOWN HEREON)
    - P. SUBJECT TO AN EASEMENT AND/OR RIGHT OF WAY AS SET FORTH AND REFLECTED IN DEED RECORDED UNDER CLERK'S FILE NUMBER C670459 (VOLUME 7113, PAGE 176) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (DOES NOT AFFECT AND SHOWN HEREON)
    - Q. A 1/16TH ROYALTY INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS ON, IN, UNDER OR THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY IS EXCEPTED HEREFROM AS THE SAME IS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1589, PAGE 542 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND THERE IS A CONVEYANCE OF A REVISIONARY INTEREST AS SET FORTH IN DEED RECORDED UNDER CLERK'S FILE NO. C516537 (VOLUME 6800, PAGE 52) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (NOT A SURVEY ITEM)
    - R. SUBJECT TO TERMS CONDITIONS AND STIPULATIONS AS SET FORTH IN BOUNDARY LINE AGREEMENT AS RECORDED UNDER CLERK'S FILE NO. D800067 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (DOES AFFECT - AGREEMENT STATES THE 39.781 ACRE TRACT IS THE CORRECT LOCATION OF THE COMMON BOUNDARY LINE (NOW THE 20.95 ACRE TRACT ADJOINING TO THE EAST) AND 39.781 ACRE TRACT)
    - S. SUBJECT TO NOTICE OF PRIVATE SEWER FACILITY AND/OR ON SITE WASTE WATER TREATMENT SYSTEM EXISTING ON THE PROPERTY AS REFLECTED IN INSTRUMENTS RECORDED UNDER CLERK'S FILE NOS. J909393, L152826, L152827, S513536, S513537, AND 20140183341 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (NOT A SURVEY ITEM)
    - T. MAINTENANCE CHARGE RESERVED BY INSTRUMENT RECORDED IN VOLUME 4222 PAGE 503 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (NOT A SURVEY ITEM)
  - 5) BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48201C0185L, WITH A REVISED DATE OF JUNE 18, 2007 THE SUBJECT TRACTS LIES WITHIN THE FOLLOWING:
 

ZONE "X" (UNSHADED ON THE FIRM MAP), ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS. LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE PUBLIC DATA.
  - 6) MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
  - 7) THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
  - 8) THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY, EXCEPT AS NOTED.
  - 9) THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.
  - 10) THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  - 11) THE SUBJECT TRACT DOES NOT HAVE ACCESS TO A PUBLIC RIGHT-OF-WAY.

DIDI M. CARPENTER AND CALEEN CARPENTER  
 D/B/A HOME BROOK PARKS INVESTMENTS  
 16184 ACRES  
 1818331, H.C.O.P.R.R.P.

ABRAHAM ROBERTS LEAGUE, A-63  
 SOLOMON BROWN LEAGUE, A-7

MARIO PORCHEDDU AND  
 SHIRLEY PORCHEDDU  
 CALLED 38.148 ACRES  
 FILE NO. V193641  
 H.C.O.P.R.R.P.

LINE	BEARING	DISTANCE
L1	N 65°04'43" W	47.39'
L2	N 27°14'43" E	20.00'
L3	N 62°04'31" W	28.69'
L4	N 57°52'24" E	28.78'
L5	N 60°21'00" W	30.12'
L6	N 53°30'37" E	32.66'

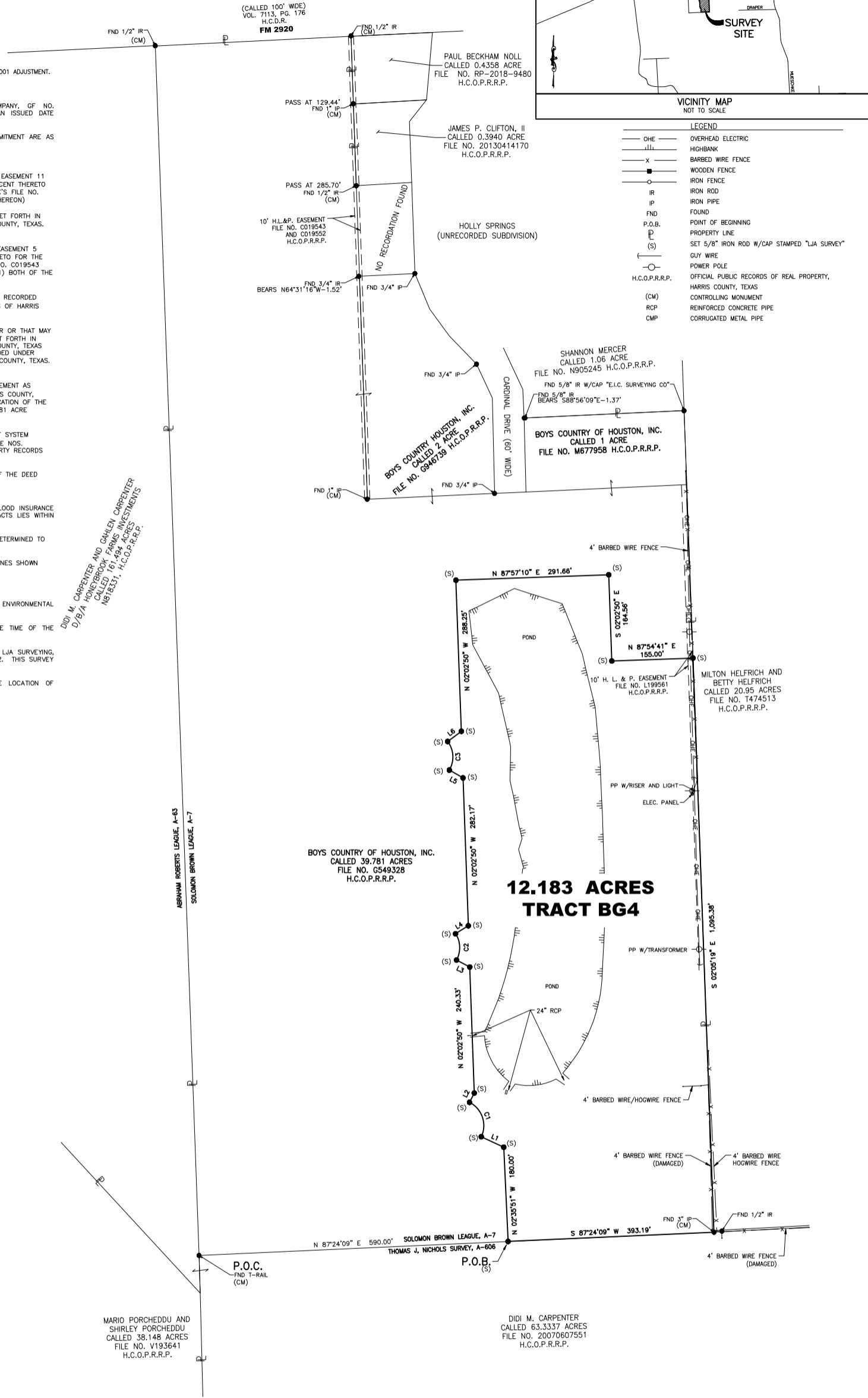
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	76.51'	69.26'	N 18°55'00" W	87°40'34"
C2	50.00'	52.40'	50.04'	N 02°06'03" W	160°03'05"
C3	50.00'	57.72'	54.57'	N 03°25'11" W	166°08'23"

**SURVEYOR'S CERTIFICATE**

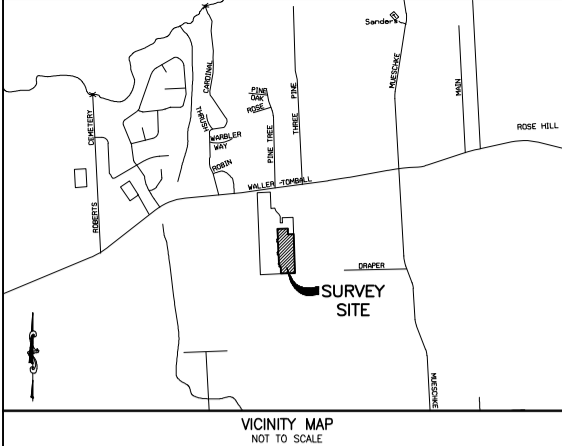
I, Cameron S. Lowe, Registered Professional Land Surveyor, hereby certify to First Continental Investment Co., Ltd., JDS FM 2920 LLC, M/J Homes of Houston, LLC, Boys Country of Houston, Inc., Boys and Girls Country of Houston, Inc., and Alamo Title Insurance, that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, TSPS Land Title Survey.



Cameron S. Lowe, R.P.L.S., P.L.S.  
 Registered Professional Land Surveyor  
 Texas Registration No. 6713  
 DATED: 02/12/21



**12.183 ACRES TRACT BG4**

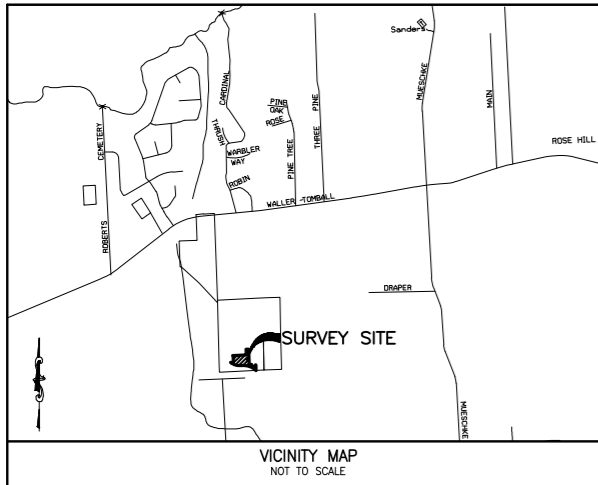


- LEGEND**
- OHE — OVERHEAD ELECTRIC
  - H.B. — HIGHBANK
  - X — BARBED WIRE FENCE
  - W.F. — WOODEN FENCE
  - I.R. — IRON FENCE
  - I.R. — IRON ROD
  - I.P. — IRON PIPE
  - F.N.D. — FOUND
  - P.O.B. — POINT OF BEGINNING
  - P.L. — PROPERTY LINE
  - (S) — SET 5/8" IRON ROD W/CAP STAMPED "LJA SURVEY"
  - G.W. — GUY WIRE
  - P.P. — POWER POLE
  - O.P.R.P. — OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
  - (CM) — CONTROLLING MONUMENT
  - R.C.P. — REINFORCED CONCRETE PIPE
  - C.M.P. — CORRUGATED METAL PIPE

**LAND TITLE SURVEY**  
**OF 12.183 ACRES**  
**TRACT BG4**  
**IN THE**  
**SOLOMON BROWN LEAGUE, A-7**  
**HARRIS COUNTY, TEXAS**

FEBRUARY 2021 JOB NO. LJAS001-2025-0021

**LJA Surveying, Inc.**  
 3600 W Sam Houston Parkway S Suite 175  
 Houston, Texas 77042  
 Phone 713.953.5200  
 Fax 713.953.5026  
 T.B.P.E.L.S. Firm No. 10194382

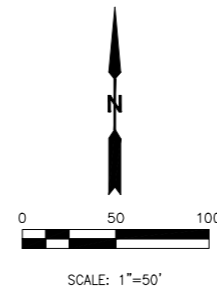


**SURVEYOR'S CERTIFICATE**

I, Cameron S. Lowe, Registered Professional Land Surveyor, hereby certify to First Continental Investment Co., LTD., JDS FM 2920 LLC, M/I Homes of Houston, LLC, Didi Carpenter, Digi Carpenter and Gohien Carpenter D/B/A Honeybrook Farms Investments and Alamo Title Insurance, that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, TSPS Land Title Survey.

*Cameron S. Lowe*

Cameron S. Lowe, RPLS, PLS  
Registered Professional Land Surveyor  
Texas Registration No. 6713  
DATED 02/11/2021



**LEGEND**

—	OVERHEAD ELECTRIC
—	HIGHBANK
X	BARBED WIRE FENCE
—	WOODEN FENCE
—	IRON FENCE
—	IRON ROD
—	IRON PIPE
—	FOUND
P.O.B.	POINT OF BEGINNING
—	PROPERTY LINE
(S)	SET 5/8" IRON ROD W/CAP STAMPED "LJA SURVEY"
H.C.O.P.R.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
CMP	CORRUGATED METAL PIPE
●	PEDESTAL
—	GUY WIRE
-o-	POWER POLE

**NOTES:**

- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(NA2011) EPOCH100.
- THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
- THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY ALAMO TITLE COMPANY, GF NO. ATCH-01COM-ATCH20099070DP, HAVING AN EFFECTIVE DATE OF FEBRUARY 4, 2021, AND AN ISSUED DATE FEBRUARY 11, 2021.
- THE FOLLOWING ITEMS LISTED IN SCHEDULE "B" OF THE ABOVE REFERENCED TITLE COMMITMENT ARE AS FOLLOWS:
  - AN EASEMENT TEN (10) FEET WIDE, THE LOCATION OF THE CENTERLINE OF WHICH IS SHOWN ON SKETCH ATTACHED THERETO, TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT TEN (10) FEET WIDE, BEGINNING AT A PLANE SIXTEEN FEET ABOVE THE GROUND LEVEL AND EXTENDING UPWARDS, LOCATED ON BOTH SIDES OF AND ADJOINING SAID TEN FEET WIDE EASEMENT, GRANTED TO HOUSTON LIGHTING AND POWER COMPANY, AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. R093574. (DOES NOT AFFECT SUBJECT TRACT AND IS SHOWN HEREON)
  - NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT OVER AND SUBJECT PROPERTY, AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. Z010849. (DOES AFFECT SUBJECT TRACT AND IS SHOWN HEREON)
  - 1/2 OF ALL OIL, GAS AND OTHER MINERALS, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ARE EXCEPTED HERE FROM AS SET FORTH IN INSTRUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. F762673. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. (NOT A SURVEY ITEM)
  - AFFIDAVIT TO THE PUBLIC REGARDING A SUBSURFACE/SURFACE APPLICATION ON-SITE WASTEWATER TREATMENT SYSTEM, DATED JULY 23, 2003, AND RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. W886921. (NOT A SURVEY ITEM)
  - BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NO. 48201C0185L AND 48201C0205L, WITH A REVISED DATE OF JUNE 18, 2007 THE SUBJECT TRACTS LIES WITHIN THE FOLLOWING:
 

ZONE "X" (UNSHADED ON THE FIRM MAP), ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS. LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE PUBLIC DATA.
  - MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
  - THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
  - THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY.
  - THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.
  - THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  - SUBJECT TRACT HAS NO ACCESS TO A PUBLIC RIGHT-OF-WAY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	525.00'	406.99'	396.88'	N 70°34'07" W	44°25'01"
C2	375.00'	253.74'	248.93'	N 73°23'34" W	38°46'07"
C3	525.00'	19.92'	19.91'	N 55°05'42" W	2°10'25"
C4	50.00'	144.28'	99.18'	S 75°04'40" E	165°20'10"
C5	25.00'	25.58'	24.48'	N 51°34'17" E	58°38'03"

LINE	BEARING	DISTANCE
L1	S 87°13'23" W	44.29'
L2	N 88°28'15" E	62.94'
L3	N 01°31'45" W	164.66'
L4	N 17°48'14" W	21.52'
L5	N 02°59'57" W	156.77'
L6	N 83°46'57" E	65.10'
L7	S 84°47'29" E	59.36'
L8	S 02°46'35" E	144.28'

DIDI M. CARPENTER  
CALLED 63.3337 ACRES  
FILE NO. 20070607551  
H.C.O.P.R.R.P.

DIDI M. CARPENTER  
CALLED 63.3337 ACRES  
FILE NO. 20070607551  
H.C.O.P.R.R.P.

**TRACT C5**  
3.196 ACRES  
139,201 SQ. FT

CALLLED 4.3274 ACRES  
HARRIS COUNTY  
FLOOD CONTROL DISTRICT  
PARCEL L112-01-03-01-001.0  
CONDEMNATION  
CASE NO. 2020-54577  
FILE NO. RP-2020-568818  
H.C.O.P.R.R.P.

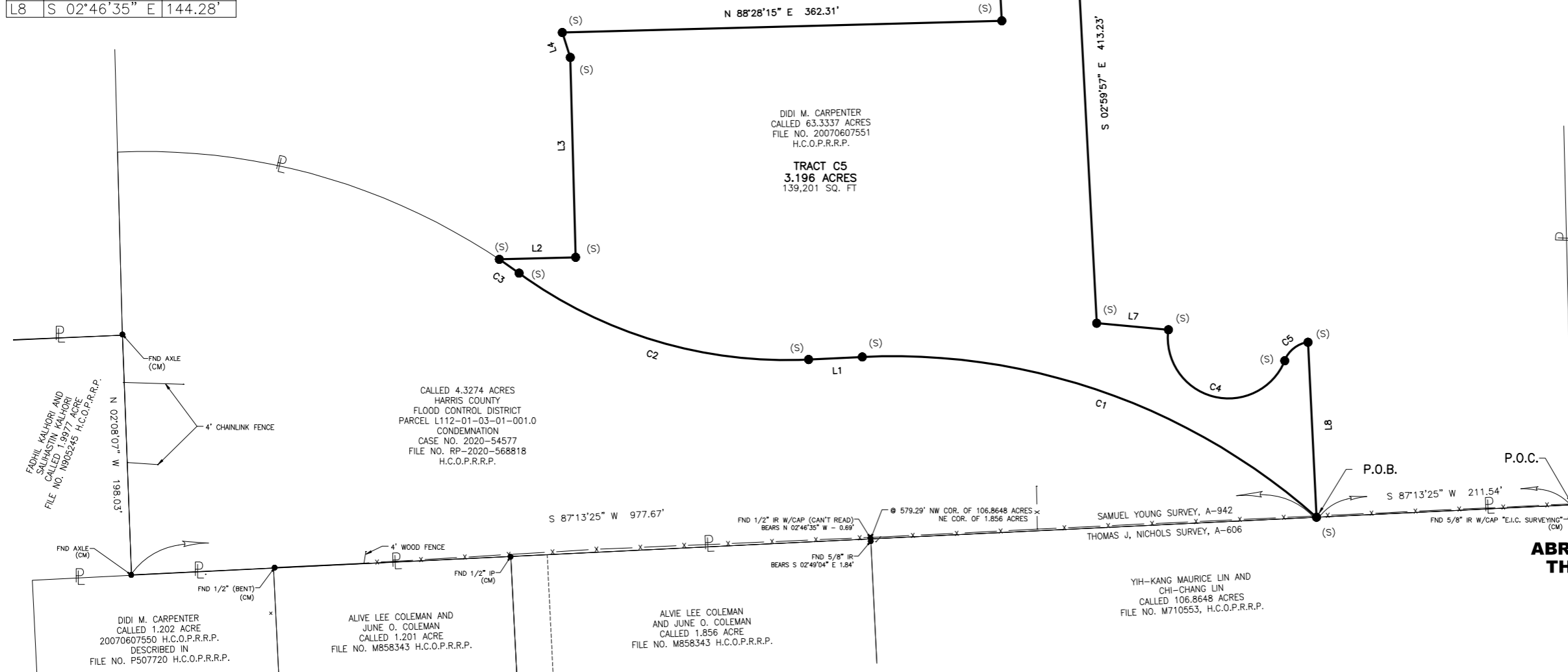
DIDI M. CARPENTER  
CALLED 1.202 ACRE  
20070607550 H.C.O.P.R.R.P.  
DESCRIBED IN  
FILE NO. P507720 H.C.O.P.R.R.P.

ALVIE LEE COLEMAN AND  
JUNE O. COLEMAN  
CALLED 1.201 ACRE  
FILE NO. M858343 H.C.O.P.R.R.P.

ALVIE LEE COLEMAN  
AND JUNE O. COLEMAN  
CALLED 1.856 ACRE  
FILE NO. M858343 H.C.O.P.R.R.P.

YIH-KANG MAURICE LIN AND  
CHI-CHANG LIN  
CALLED 106.8648 ACRES  
FILE NO. M710553, H.C.O.P.R.R.P.

FIRST EQUITY SAVINGS ASSOCIATION  
CALLED 10.00 ACRES  
FILE NO. L718842  
H.C.O.P.R.R.P.

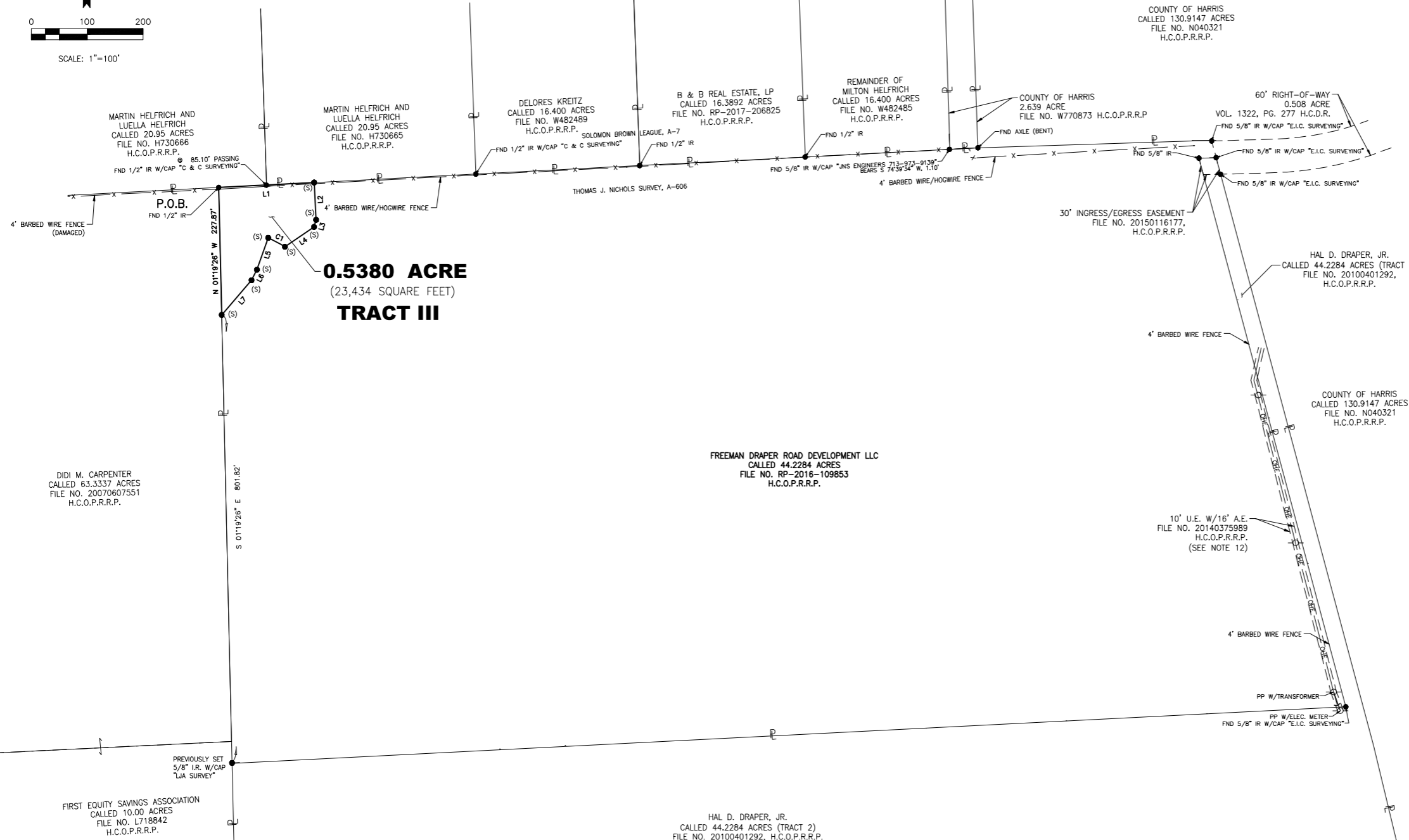
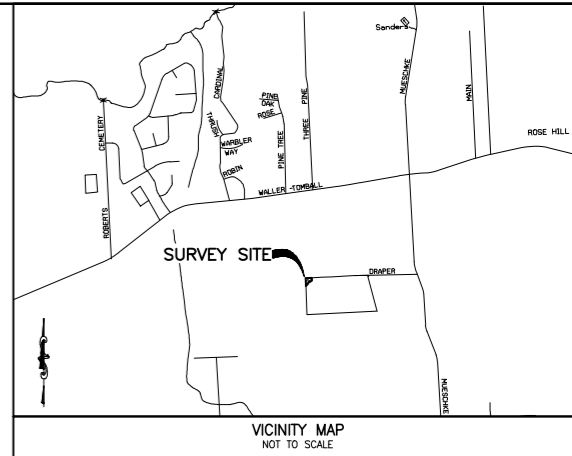
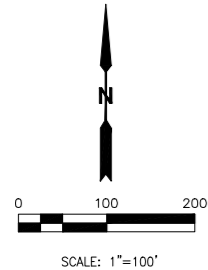


**LAND TITLE SURVEY  
OF 3.196 ACRES  
TRACT C5**

**IN THE  
ABRAHAM ROBERTS LEAGUE, A-63 AND  
THOMAS J. NICHOLS SURVEY, A-606  
HARRIS COUNTY, TEXAS**

FEBRUARY 2021 JOB NO. E135-0150-205

**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382



- NOTES:**
- 1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(NA2011) EPOCH.00.
  - 2) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
  - 3) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY ALAMO TITLE COMPANY, GF NO. ATCH-01COM-ATCH2008947DP, HAVING AN EFFECTIVE DATE OF FEBRUARY 2, 2020, AND AN ISSUED DATE OF FEBRUARY 9, 2020.
  - 4) THE FOLLOWING ITEMS LISTED IN SCHEDULE "B" OF THE ABOVE REFERENCED TITLE COMMITMENT ARE AS FOLLOWS:
    - C. TERMS, CONDITIONS AND STIPULATIONS, TOGETHER WITH ALL EASEMENTS, AS SET FORTH IN THAT CERTAIN EASEMENT (BLANKET) FOR ELECTRIC DISTRIBUTION FACILITIES AND COMMUNICATION FACILITIES, GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20140375989. (AFFECTS SUBJECT TRACT AND IS BLANKET IN NATURE)
    - E. OIL, GAS AND MINERAL LEASE EXECUTED BY HAL D. DRAPER, ET AL TO LOFCO, A TEXAS PARTNERSHIP, RECORDED NOVEMBER 2, 1976 UNDER HARRIS COUNTY CLERK'S FILE NO. E940559. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. (NOT A SURVEY ITEM)
  - 5) BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48201C0205L WITH A REVISED DATE OF JUNE 18, 2007 THE SUBJECT TRACTS LIES WITHIN THE FOLLOWING:
    - ZONE "X" (UNSHADED ON THE FIRM MAP), ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
  - 6) LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS. LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE PUBLIC DATA.
  - 7) MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
  - 8) THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
  - 9) THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY.
  - 10) THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.
  - 11) THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  - 12) SUBJECT TRACT DOES NOT HAVE ACCESS TO A PUBLIC RIGHT-OF-WAY.
  - 13) EASEMENT SHOWN BASED ON LOCATED POWERPOLES AND OVERHEAD ELECTRIC. HOWEVER EASEMENT IS STILL BLANKET IN NATURE AS DESCRIBED IN SAID EASEMENT DOCUMENT. FILE NO. 20140375989, H.C.O.P.R.R.P.

LINE	BEARING	DISTANCE
L1	N 87°00'17" E	170.87'
L2	S 02°59'43" E	66.75'
L3	S 16°24'12" W	13.30'
L4	S 55°40'27" W	63.00'
L5	S 19°24'29" W	60.50'
L6	S 27°13'20" W	21.08'
L7	S 40°43'28" W	81.85'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	530.00'	133.96'	133.95'	N 61°49'53" W	3°40'16"

- LEGEND**
- OHE — OVERHEAD ELECTRIC
  - HIGHBANK
  - X — BARBED WIRE FENCE
  - WOODEN FENCE
  - IRON FENCE
  - POWER POLE W/GUY WIRE
  - IR IRON ROD
  - IP IRON PIPE
  - FND FOUND
  - P.O.B. POINT OF BEGINNING
  - PROPERTY LINE
  - (S) SET 5/8" IRON ROD W/CAP STAMPED "LJA SURVEY"
  - H.C.O.P.R.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
  - H.C.D.R. DEED RECORDS OF HARRIS COUNTY, TEXAS
  - (CM) CONTROLLING MONUMENT
  - U.E. UTILITY EASEMENT
  - A.E. AERIAL EASEMENT
  - VOL. PG. VOLUME & PAGE
  - NO. NUMBER
  - LANDHOOK

**SURVEYOR'S CERTIFICATE**

I, Cameron S. Lowe, Registered Professional Land Surveyor, hereby certify to First Continental Investment Co., LTD, JDS FM 2920 LLC, M/I Homes of Houston, LLC, Freeman Draper Road Development, LLC, and Alamo Title Insurance, that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, TSPS Land Title Survey.

*Cameron S. Lowe*

Cameron S. Lowe, RPLS, PLS  
Registered Professional Land Surveyor  
Texas Registration No. 6713

**LAND TITLE SURVEY  
OF 0.5380 ACRE  
(23,434 SQUARE FEET)  
TRACT III  
IN THE  
THOMAS J. NICHOLS SURVEY, A-606  
HARRIS COUNTY, TEXAS**

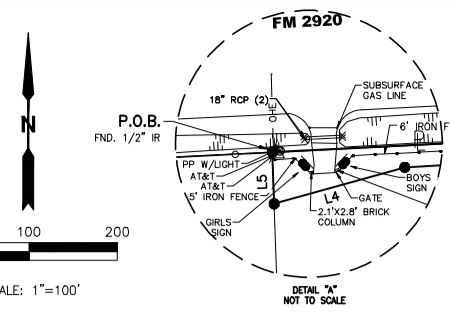
FEBRUARY 2021 JOB NO. LJAS001-2025-0021

**LJA Surveying, Inc.**

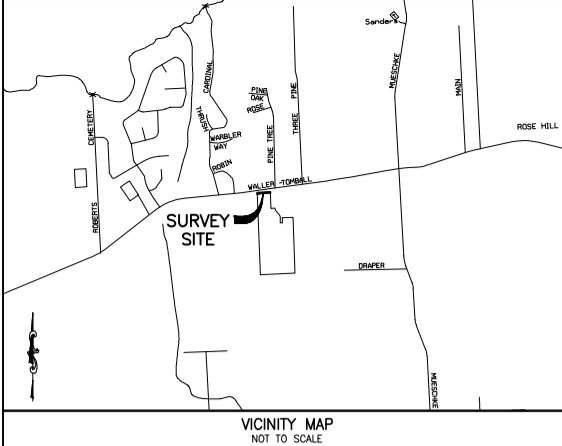
3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

C:\Users\Survey\Project\146501\2025\2021\02 CAD Working Files\Drawn Files\03369\_Ac Tract D1 Tract III LJA Survey 2/12/2021



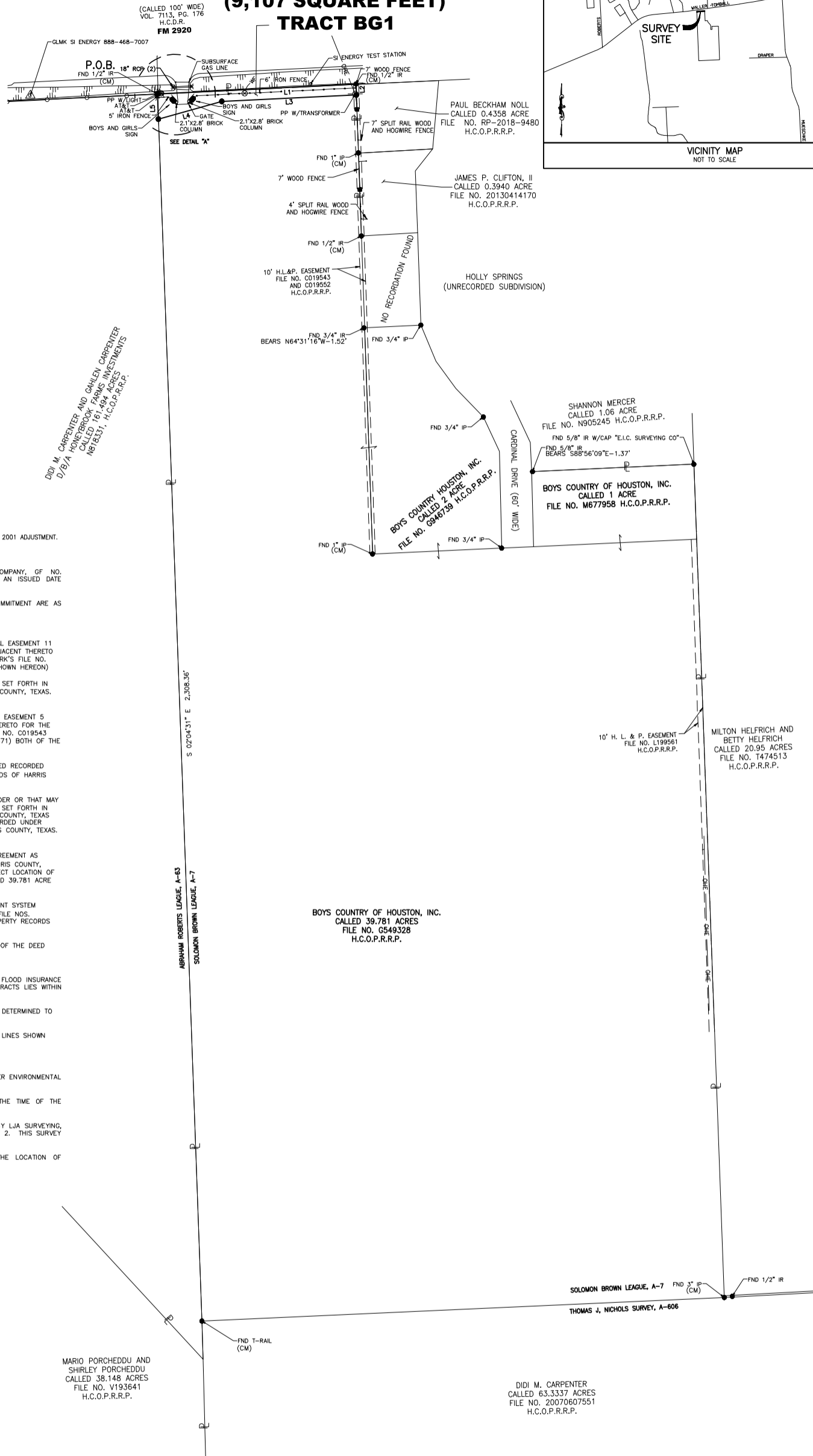


**0.2091 ACRE  
(9,107 SQUARE FEET)  
TRACT BG1**



**LEGEND**

—O—	OVERHEAD ELECTRIC
—H—	HIGHBANK
—X—	BARBED WIRE FENCE
—W—	WOODEN WIRE FENCE
—I—	IRON FENCE
—R—	IRON ROD
—P—	IRON PIPE
—F—	FOUND
—P.O.B.	POINT OF BEGINNING
—P	PROPERTY LINE
—(S)	SET 5/8" IRON ROD W/CAP STAMPED "LJA SURVEY"
—GUY WIRE	GUY WIRE
—H.C.O.P.R.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
—(CM)	CONTROLLING MONUMENT
—RCP	REINFORCED CONCRETE PIPE
—CMP	CORRUGATED METAL PIPE
—●	PEDESTAL
—▲	TELECOMMUNICATIONS MARKER



- NOTES:**
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 2001 ADJUSTMENT.
  - THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
  - THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY ALAMO TITLE COMPANY, OF NO. ATCH-01COM-ATCH20099078DP, HAVING AN EFFECTIVE DATE OF JANUARY 21, 2021, AND AN ISSUED DATE JANUARY 27, 2021.
  - THE FOLLOWING ITEMS LISTED IN SCHEDULE "B" OF THE ABOVE REFERENCED TITLE COMMITMENT ARE AS FOLLOWS:
    - M. AN EASEMENT 10 FEET WIDE TRANSVERSING A PORTION OF THE PROPERTY, AND AN AERIAL EASEMENT 11 FEET 6 INCHES WIDE FROM A PLANE 16 FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT THERETO FOR THE USE OF PUBLIC UTILITIES AS REFLECTED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. L199561 OF THE REAL PROPERTY OF HARRIS COUNTY, TEXAS. (DOES NOT AFFECT AND SHOWN HEREON)
    - N. UNLOCATED PIPELINE RIGHT-OF-WAY EASEMENT IN FAVOR OF SUPERIOR OIL COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1606, PAGE 460 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (MAY AFFECT - UNKNOWN LOCATION)
    - O. AN EASEMENT 5 FEET WIDE TRANSVERSING A PORTION OF THE PROPERTY, AND AN AERIAL EASEMENT 5 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT THERETO FOR THE USE OF PUBLIC UTILITIES AS REFLECTED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. C019543 (VOLUME 5782, PAGE 342) AND AND CLERK'S FILE NO. C019552 (VOLUME 5782, PAGE 371) BOTH OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (DOES AFFECT AND SHOWN HEREON)
    - P. SUBJECT TO AN EASEMENT AND/OR RIGHT OF WAY AS SET FORTH AND REFLECTED IN DEED RECORDED UNDER CLERK'S FILE NUMBER C670459 (VOLUME 7113, PAGE 176) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (DOES AFFECT AND SHOWN HEREON)
    - Q. A 1/16TH ROYALTY INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS ON, IN, UNDER OR THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY IS EXCEPTED HERE FROM AS THE SAME IS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1589, PAGE 542 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND THERE IS A CONVEYANCE OF A REVISIONARY INTEREST AS SET FORTH IN DEED RECORDED UNDER CLERK'S FILE NO. C516537 (VOLUME 6800, PAGE 52) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (NOT A SURVEY ITEM)
    - R. SUBJECT TO TERMS CONDITIONS AND STIPULATIONS AS SET FORTH IN BOUNDARY LINE AGREEMENT AS RECORDED UNDER CLERK'S FILE NO. D800067 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (DOES NOT AFFECT - AGREEMENT STATES THE 39.781 ACRE TRACT IS THE CORRECT LOCATION OF THE COMMON BOUNDARY LINE (NOW THE 20.95 ACRE TRACT ADJOINING TO THE EAST) AND 39.781 ACRE TRACT)
    - S. SUBJECT TO NOTICE OF PRIVATE SEWER FACILITY AND/OR ON SITE WASTE WATER TREATMENT SYSTEM EXISTING ON THE PROPERTY AS REFLECTED IN INSTRUMENTS RECORDED UNDER CLERK'S FILE NOS. J909393, L152826, L152827, S513536, S513537, AND 20140183341 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (NOT A SURVEY ITEM)
    - T. MAINTENANCE CHARGE RESERVED BY INSTRUMENT RECORDED IN VOLUME 4222 PAGE 503 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (NOT A SURVEY ITEM)
  - BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48201C0185L, WITH A REVISED DATE OF JUNE 18, 2007 THE SUBJECT TRACTS LIES WITHIN THE FOLLOWING:
    - ZONE "X" (UNSHADED ON THE FIRM MAP), ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
    - LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS. LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE PUBLIC DATA.
  - MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
  - THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
  - THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY, EXCEPT AS NOTED.
  - THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.
  - THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  - THE SUBJECT TRACT HAS ACCESS TO A PUBLIC RIGHT-OF-WAY VIA F.M. 2920.

LINE	BEARING	DISTANCE
L1	N 87°08'43" E	373.78'
L2	S 02°01'08" E	20.13'
L3	S 87°12'03" W	253.42'
L4	S 74°23'12" W	123.72'
L5	N 02°04'31" W	47.22'

MARIO PORCHEDDU AND SHIRLEY PORCHEDDU  
CALLED 38.148 ACRES  
FILE NO. V193641  
H.C.O.P.R.R.P.

DIDI M. CARPENTER  
CALLED 63.3337 ACRES  
FILE NO. 20070607551  
H.C.O.P.R.R.P.

**SURVEYOR'S CERTIFICATE**

I, Cameron S. Lowe, Registered Professional Land Surveyor, hereby certify to First Continental Investment Co., Ltd., JDS FM 2920 LLC, M/I Homes of Houston, LLC, Boys Country of Houston, Inc., Boys and Girls Country of Houston, Inc., and Alamo Title Insurance, that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, TSPS Land Title Survey.

*Cameron S. Lowe*  
Cameron S. Lowe, RPLS, PLS  
Registered Professional Land Surveyor  
Texas Registration No. 6713  
DATED: 02/12/21

**LAND TITLE SURVEY  
OF 0.2091 ACRE  
(9,107 SQUARE FEET)  
TRACT BG1  
IN THE  
SOLOMON BROWN LEAGUE, A-7  
HARRIS COUNTY, TEXAS**

FEBRUARY 2021 JOB NO. LJA5001-2025-0021

**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S Suite 175  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382

**NOTES:**

- 1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 2001 ADJUSTMENT.
- 2) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
- 3) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY ALAMO TITLE COMPANY, OF NO. ATCH-01CDM-ATCH2009078DP, HAVING AN EFFECTIVE DATE OF JANUARY 21, 2021, AND AN ISSUED DATE JANUARY 27, 2021.
- 4) THE FOLLOWING ITEMS LISTED IN SCHEDULE "B" OF THE ABOVE REFERENCED TITLE COMMITMENT ARE AS FOLLOWS:
  - M. AN EASEMENT 10 FEET WIDE TRANSVERSING A PORTION OF THE PROPERTY, AND AN AERIAL EASEMENT 11 FEET 6 INCHES WIDE FROM A PLANE 16 FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT THERETO FOR THE USE OF PUBLIC UTILITIES AS REFLECTED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. L199561 OF THE REAL PROPERTY OF HARRIS COUNTY, TEXAS. (DOES NOT AFFECT - LOCATED ALONG THE MOST EASTERLY LINE OF 39.781 ACRE TRACT.
  - N. UNLOCATED PIPELINE RIGHT-OF-WAY EASEMENT IN FAVOR OF SUPERIOR OIL COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1606, PAGE 460 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (MAY AFFECT - UNKNOWN LOCATION)
  - O. AN EASEMENT 5 FEET WIDE TRANSVERSING A PORTION OF THE PROPERTY, AND AN AERIAL EASEMENT 5 FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT THERETO FOR THE USE OF PUBLIC UTILITIES AS REFLECTED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. C019543 (VOLUME 5782, PAGE 342) AND AND CLERK'S FILE NO. C019552 (VOLUME 5782, PAGE 371) BOTH OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (DOES NOT AFFECT - LOCATED ALONG THE NORTH EASTERLY LINE OF 39.781 ACRE TRACT)
  - P. SUBJECT TO AN EASEMENT AND/OR RIGHT OF WAY AS SET FORTH AND REFLECTED IN DEED RECORDED UNDER CLERK'S FILE NUMBER C670459 (VOLUME 7113, PAGE 176) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (DOES NOT AFFECT- LOCATED ON NORTH LINE OF 39.781 ACRE TRACT)
  - Q. A 1/16TH ROYALTY INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS ON, IN, UNDER OR THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY IS EXCEPTED HERE FROM AS THE SAME IS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1589, PAGE 542 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND THERE IS A CONVEYANCE OF A REVISIONARY INTEREST AS SET FORTH IN DEED RECORDED UNDER CLERK'S FILE NO. C516537 (VOLUME 6800, PAGE 52) OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (NOT A SURVEY ITEM)
  - R. SUBJECT TO TERMS CONDITIONS AND STIPULATIONS AS SET FORTH IN BOUNDARY LINE AGREEMENT AS RECORDED UNDER CLERK'S FILE NO. D800067 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (DOES AFFECT - AGREEMENT STATES THE 39.781 ACRE TRACT IS THE CORRECT LOCATION OF THE COMMON BOUNDARY LINE (NOW THE 20.95 ACRE TRACT ADJOINING TO THE EAST) AND 39.781 ACRE TRACT)
  - S. SUBJECT TO NOTICE OF PRIVATE SEWER FACILITY AND/OR ON SITE WASTE WATER TREATMENT SYSTEM EXISTING ON THE PROPERTY AS REFLECTED IN INSTRUMENTS RECORDED UNDER CLERK'S FILE NOS. J909393, L152826, L152827, S513536, S513537, AND 20140183341 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS. (NOT A SURVEY ITEM)
  - T. MAINTENANCE CHARGE RESERVED BY INSTRUMENT RECORDED IN VOLUME 4222 PAGE 503 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (NOT A SURVEY ITEM)
- 5) BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48201C0185L, WITH A REVISED DATE OF JUNE 18, 2007 THE SUBJECT TRACTS LIES WITHIN THE FOLLOWING:
 

ZONE "X" (UNSHADED ON THE FIRM MAP), ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

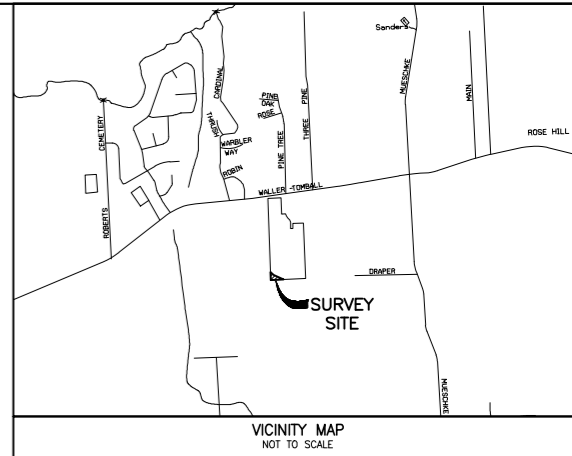
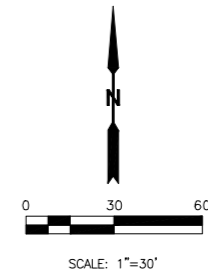
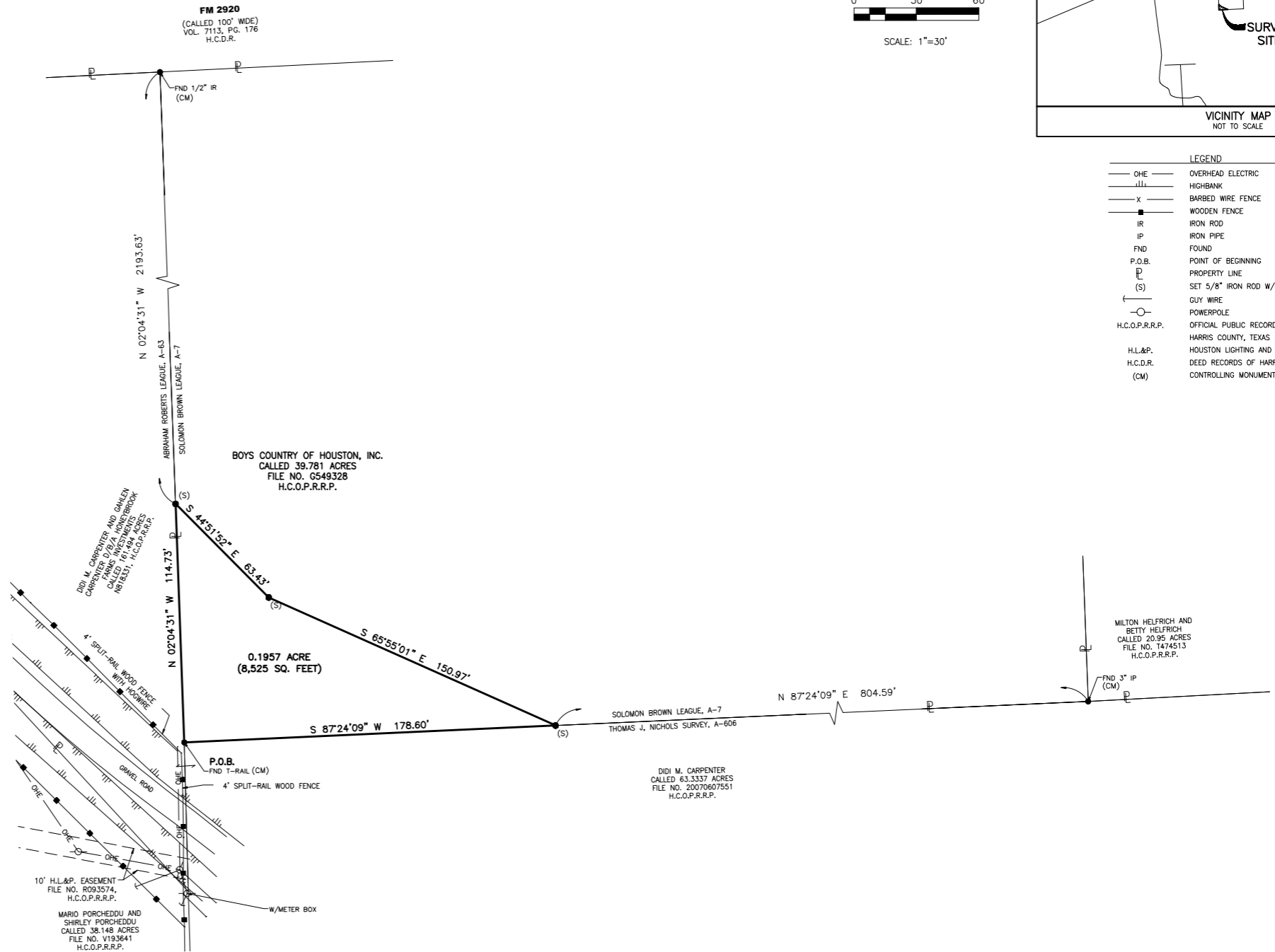
LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS. LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE PUBLIC DATA.
- 6) MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
- 7) THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
- 8) THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY, EXCEPT AS NOTED.
- 9) THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.
- 10) THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- 11) THE SUBJECT TRACT DOES NOT HAVE ACCESS TO A PUBLIC RIGHT-OF-WAY.

**SURVEYOR'S CERTIFICATE**

I, Cameron S. Lowe, Registered Professional Land Surveyor, hereby certify to First Continental Investment Co., Ltd., JDS FM 2920 LLC, M/I Homes of Houston, LLC, Boys Country of Houston, Inc., Boys and Girls Country of Houston, Inc., and Alamo Title Insurance, that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, TSPS Land Title Survey.

*Cameron S. Lowe*

Cameron S. Lowe, RPLS, PLS  
Registered Professional Land Surveyor  
Texas Registration No. 6713  
DATED: 02/12/21



**LEGEND**

— OHE —	OVERHEAD ELECTRIC
— H —	HIGHBANK
— X —	BARBED WIRE FENCE
— ■ —	WOODEN FENCE
— IR —	IRON ROD
— IP —	IRON PIPE
— FND —	FOUND
— P.O.B. —	POINT OF BEGINNING
— P —	PROPERTY LINE
— (S) —	SET 5/8" IRON ROD W/CAP STAMPED "LJA SURVEY"
— G —	GUY WIRE
— P —	POWERPOLE
— H.C.O.P.R.R.P. —	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
— H.L.&P. —	HOUSTON LIGHTING AND POWER
— H.C.D.R. —	DEED RECORDS OF HARRIS COUNTY, TEXAS
— (CM) —	CONTROLLING MONUMENT

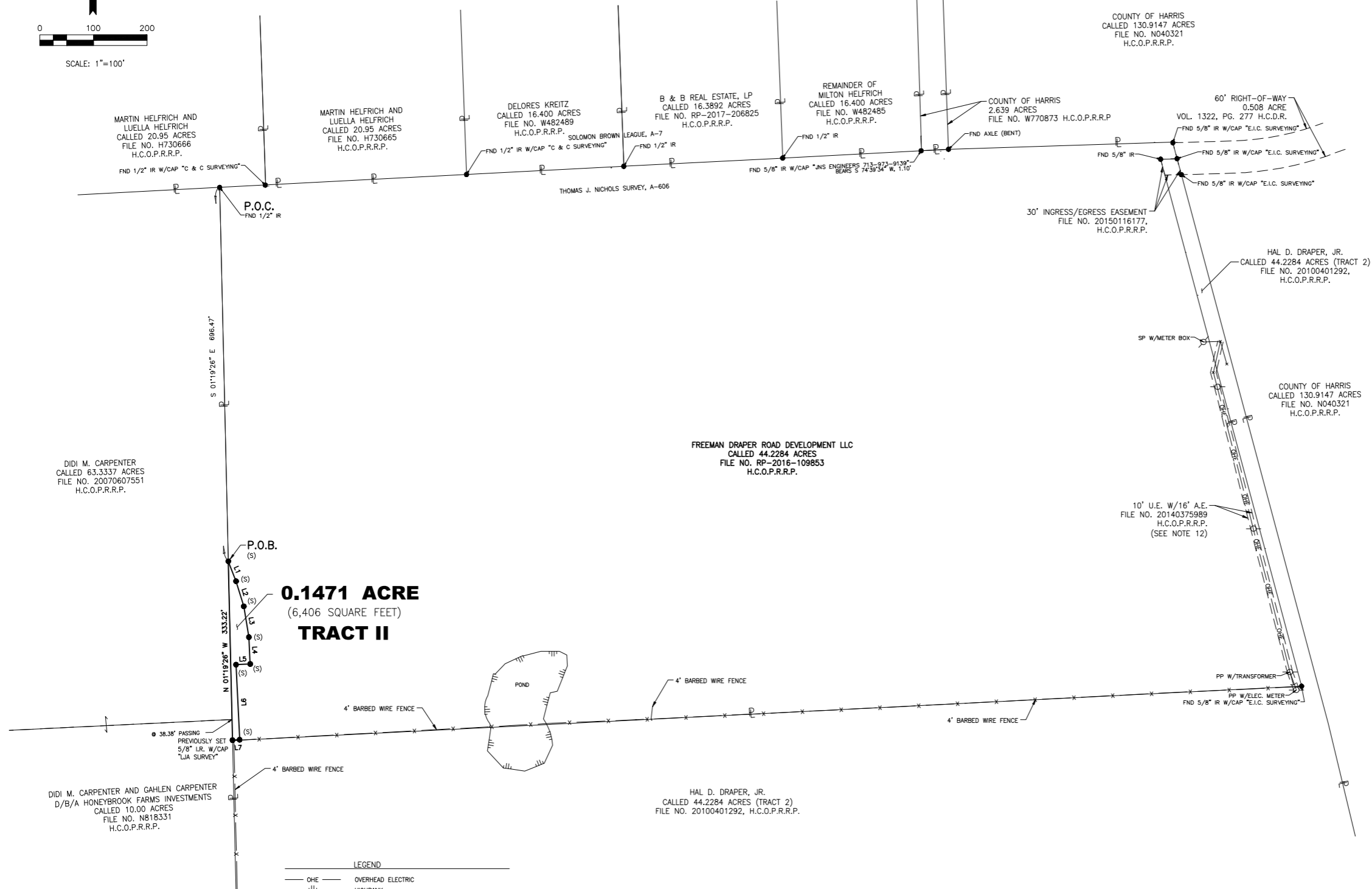
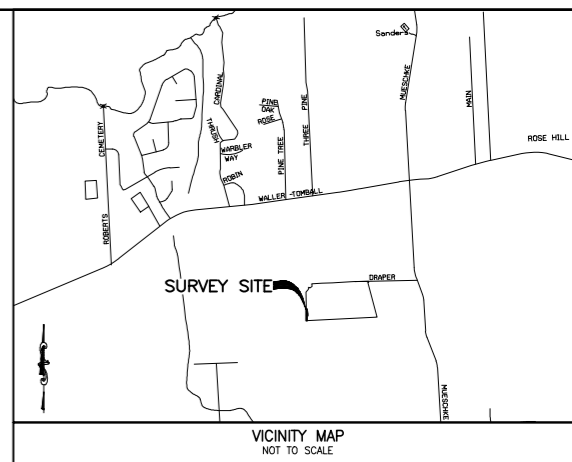
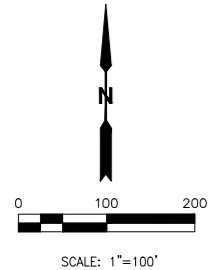
**LAND TITLE SURVEY  
OF 0.1957 ACRE  
(8,525 SQUARE FEET)  
TRACT BG3  
IN THE  
SOLOMON BROWN LEAGUE, A-7  
HARRIS COUNTY, TEXAS**

FEBRUARY 2021 JOB NO. LJAS001-2025-0021

**LJA Surveying, Inc.**

3600 W Sam Houston Parkway S Phone 713.953.5200  
Suite 175 Fax 713.953.5026  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382





- NOTES:**
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(NA2011) EPOCH-00.
  - THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
  - THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY ALAMO TITLE COMPANY, GF NO. ATCH-01COM-ATCH20098947DP, HAVING AN EFFECTIVE DATE OF FEBRUARY 2, 2020, AND AN ISSUED DATE OF FEBRUARY 9, 2020.
  - THE FOLLOWING ITEMS LISTED IN SCHEDULE "B" OF THE ABOVE REFERENCED TITLE COMMITMENT ARE AS FOLLOWS:
    - TERMS, CONDITIONS AND STIPULATIONS, TOGETHER WITH ALL EASEMENTS, AS SET FORTH IN THAT CERTAIN EASEMENT (BLANKET) FOR ELECTRIC DISTRIBUTION FACILITIES AND COMMUNICATION FACILITIES, GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20140375989, (AFFECTS SUBJECT TRACT AND IS BLANKET IN NATURE)
    - OIL, GAS AND MINERAL LEASE EXECUTED BY HAL D. DRAPER, ET AL TO LOFCO, A TEXAS PARTNERSHIP, RECORDED NOVEMBER 2, 1976 UNDER HARRIS COUNTY CLERK'S FILE NO. E940559, TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT. (NOT A SURVEY ITEM)
  - BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48201C0205L WITH A REVISED DATE OF JUNE 18, 2007 THE SUBJECT TRACTS LIES WITHIN THE FOLLOWING:
    - ZONE "X" (UNSHADED ON THE FIRM MAP), ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
  - LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS. LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE PUBLIC DATA.
  - MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
  - THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
  - THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY.
  - THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.
  - THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  - SUBJECT TRACT DOES NOT HAVE ACCESS TO A PUBLIC RIGHT-OF-WAY.
  - EASEMENT SHOWN BASED ON LOCATED POWERPOLES AND OVERHEAD ELECTRIC. HOWEVER EASEMENT IS STILL BLANKET IN NATURE AS DESCRIBED IN SAID EASEMENT DOCUMENT. FILE NO. 20140375989, H.C.O.P.R.R.P.

LINE	BEARING	DISTANCE
L1	S 21°03'40" E	39.93'
L2	S 17°13'30" E	48.86'
L3	S 09°20'15" E	58.20'
L4	S 02°51'56" E	50.00'
L5	S 87°08'04" W	26.50'
L6	S 02°45'10" E	140.00'
L7	S 87°08'04" W	13.33'

**LEGEND**

—	OVERHEAD ELECTRIC
	HIGHBANK
-x-	BARBED WIRE FENCE
■	WOODEN FENCE
—	IRON FENCE
⚡	POWER POLE W/GUY WIRE
IR	IRON ROD
IP	IRON PIPE
FND	FOUND
P.O.B.	POINT OF BEGINNING
—	PROPERTY LINE
(S)	SET 5/8" IRON ROD W/CAP STAMPED "LJA SURVEY"
H.C.O.P.R.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS
H.C.D.R.	DEED RECORDS OF HARRIS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
VOL. PG.	VOLUME & PAGE
NO.	NUMBER
↔	LANDHOOK

**SURVEYOR'S CERTIFICATE**

I, Cameron S. Lowe, Registered Professional Land Surveyor, hereby certify to First Continental Investment Co., LTD., JDS FM 2920 LLC, M/J Homes of Houston, LLC, Freeman Draper Road Development, LLC, and Alamo Title Insurance, that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, TSPS Land Title Survey.

*Cameron S. Lowe*  
 Cameron S. Lowe, RPLS, PLS  
 Registered Professional Land Surveyor  
 Texas Registration No. 6713

**LAND TITLE SURVEY  
 OF 0.1471 ACRE  
 (6,406 SQUARE FEET)  
 TRACT II  
 IN THE  
 THOMAS J. NICHOLS SURVEY, A-606  
 HARRIS COUNTY, TEXAS**

FEBRUARY 2021      JOB NO. LJAS001-2025-0021

**LJA Surveying, Inc.**  
 3600 W Sam Houston Parkway S      Phone 713.953.5200  
 Suite 175      Fax 713.953.5026  
 Houston, Texas 77042      T.B.P.E.L.S. Firm No. 10194382

C:\Users\Survey\Project\146501\2025\0021\00 CAD Working Files\Drawn Files\146501\_2025\_0021\_00.dwg 2/12/2021

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	72.09'	50.00'	82°36'14"	N 12°26'11" W	66.00'
C2	354.06'	2,241.86'	9°02'56"	N 77°34'27" E	353.70'

LINE	BEARING	DISTANCE
L1	S 87°44'31" W	28.26'
L2	N 07°35'35" W	54.05'
L3	N 61°08'04" W	27.39'
L4	N 47°15'29" W	14.14'
L5	S 87°44'31" W	41.19'
L6	N 38°49'56" E	36.62'

FOUND BENT 5/8" I.R.  
BEARS S04°46'59" W 0.88'

CALLED 15.6734 ACRES  
JURNI LP  
(TRACT II)  
FILE NO. 20140551943  
H.C.O.P.R.R.P.

FM 2920 (100' WIDE)  
VOLUME 7113, PAGE 176  
H.C.D.R.

RESIDUE OF  
CALLED 1.571 ACRE  
JDS FM 2920 LLC &  
M/I HOMES OF HOUSTON LLC,  
FILE NO. RP-2021-189776  
H.C.O.P.R.R.P.

**0.8213 ACRE  
(35,777 SQUARE FEET)**

CALLED 0.7495 ACRE  
ROY TEAGUE  
FILE NO. RP-2021-287625  
H.C.O.P.R.R.P.

CALLED 5.435 ACRE  
JDS FM 2920 LLC,  
FILE NO. RP-2021-106606  
H.C.O.P.R.R.P.

CALLED 25.58 ACRES  
M/I HOMES OF HOUSTON, LLC &  
JDS FM 2920, LLC  
FILE NO. RP-2021-106662  
FILE NO. RP-2021-106664  
H.C.O.P.R.R.P.

CALLED 10.430 ACRES  
JDS FM 2920, LLC  
FILE NO. RP-2021-106663  
H.C.O.P.R.R.P.

CALLED 25.58 ACRE  
M/I HOMES OF HOUSTON, LLC  
& JDS FM 2920, LLC  
FILE NO. RP-2021-106662  
FILE NO. RP-2021-106664  
H.C.O.P.R.R.P.

CALLED 25.58 ACRE  
M/I HOMES OF HOUSTON, LLC  
& JDS FM 2920, LLC  
FILE NO. RP-2021-106662  
FILE NO. RP-2021-106664  
H.C.O.P.R.R.P.

**NOTES:**

- 1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(NA2011) EPOCH 2010.00.
- 2) CORNER MONUMENTS WERE NOT SET PER THE CLIENT'S REQUEST
- 3) (S) ● INDICATES A PREVIOUSLY SET 5/8-INCH IRON ROD W/ LJA SURVEY CAP.



*Cameron S. Lowe*

Cameron S. Lowe, RPLS, PLS  
Registered Professional Land Surveyor  
Texas Registration No. 6713  
Dated: 5/26/2021

**EXHIBIT OF  
0.8213 ACRE TRACT  
(35,777 SQUARE FEET)**

**IN THE  
ABRAHAM ROBERTS LEAGUE, A-63  
HARRIS COUNTY, TEXAS**

MAY 2021 JOB NO. 2025-0021

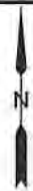
**LJA Surveying, Inc.**

3600 W Sam Houston Parkway S  
Suite 175  
Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382



SCALE: 1"=100'



S:\Sectors\Survey\Projects\2025\0020\CAD\0.8213 Acre Exhibit.dwg 7/28/2021