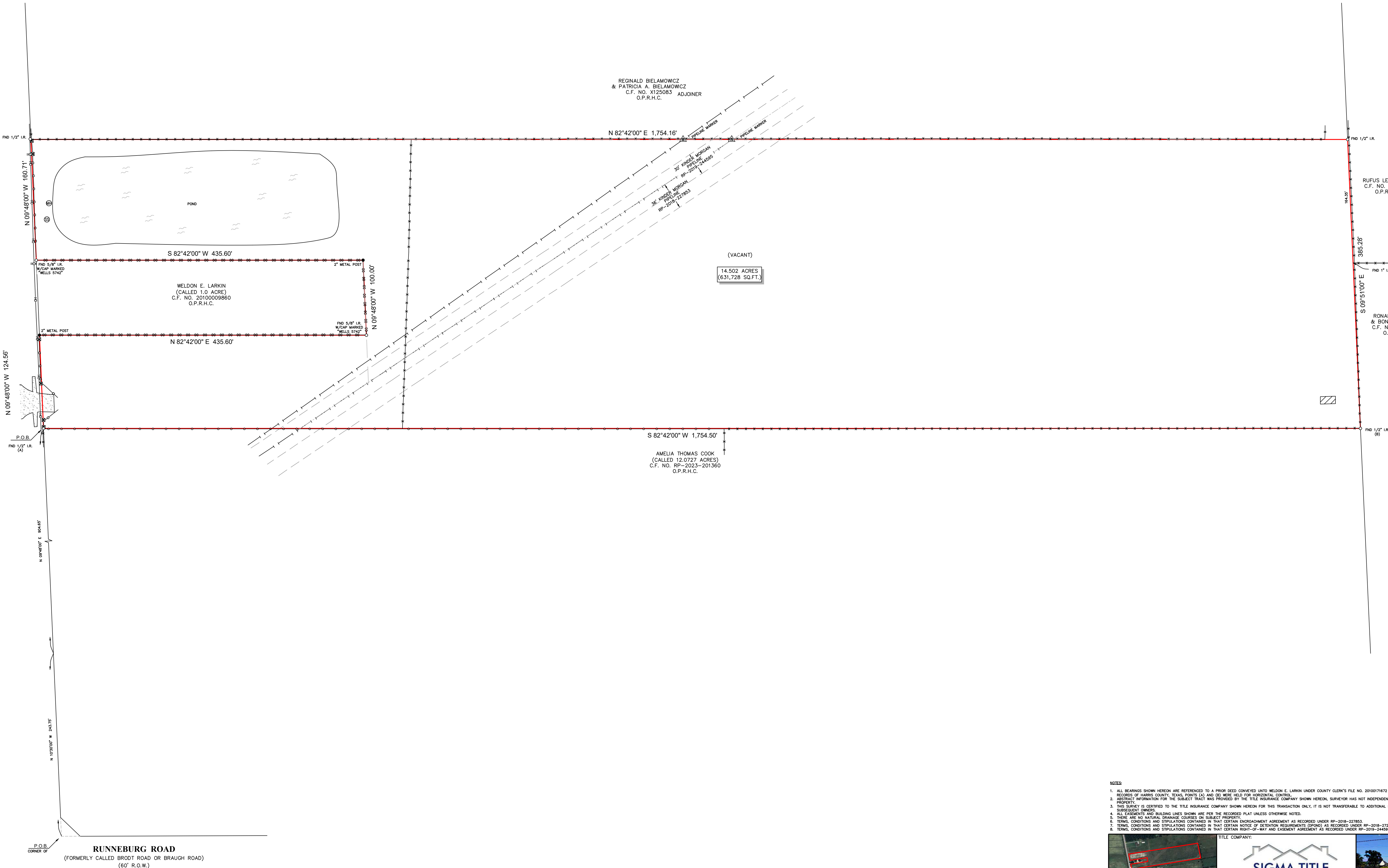


JULIANA MALLEY
SURVEY
ABSTRACT 48

LAND TITLE SURVEY

0' 30' 60' 120'
SCALE 1"=60'

BOHEMIAN HALL ROAD
(60' R.O.W.)



RUNNEBURG ROAD
(FORMERLY CALLED BROOT ROAD OR BRAUGH ROAD)
(60' R.O.W.)

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO WELDON E. LARKIN UNDER COUNTY CLERK'S FILE NO. 2010071672 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 6. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN ENCROACHMENT AGREEMENT AS RECORDED UNDER RP-2018-227853.
 7. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN NOTICE OF DETENTION REQUIREMENTS (DPNO) AS RECORDED UNDER RP-2018-272314.
 8. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN RIGHT-OF-WAY AND EASEMENT AGREEMENT AS RECORDED UNDER RP-2019-244565.

TITLE COMPANY:
SIGMA TITLE

G.F. # 2024-NT-217
ISSUE DATE: SEP. 23, 2024

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 14.502 ACRES (631,728 SQUARE FEET) SITUATED IN THE JULIANA MALLEY SURVEY, ABSTRACT 48, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON OCTOBER 1, 2024 AND THAT THE SURVEY SUBSTANTIALLY COMPLETES WITH THE CURRENT FIELD SURVEY OF PROFESSIONAL SURVEYORS MANUAL, OF PRACTICE REQUIREMENTS FOR A CATEGORY 'A' CONDUCTOR IN SURVEY, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RENEE FUSSELL
4148
PROFESSIONAL LAND SURVEYOR

CLIENT:
7X CAPITAL PARTNERS, LLC
ADDRESS:
15910 BOHEMIAN HALL ROAD
www.survey1inc.com
survey1@survey1inc.com

FIELD CREW: LG SF
TECH: EF
DRAFTER: MC
DATE: OCT. 7, 2024
JOB# 9-142023-24

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2243 | Afton, TX 77812 | (281)353-1382

LEGEND

- | | | | |
|--|------------------|--|-------------------------------|
| | COVERED AREA | | FENCE CHAIN LINK |
| | CONCRETE | | WIRE |
| | WATER | | VINYL |
| | BRICK COLUMN | | OVERHEAD UTILITY LINES |
| | POWER POLE | | APPROXIMATE HIGH BANK |
| | PIPELINE MARKER | | APPROXIMATE PIPELINE LOCATION |
| | SANITARY MANHOLE | | |
| | STORM MANHOLE | | |