

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2060.00'	40.93'	--	--	--
C2	2060.00'	40.93'	40.93'	S 87°19'08" W	01°08'18"

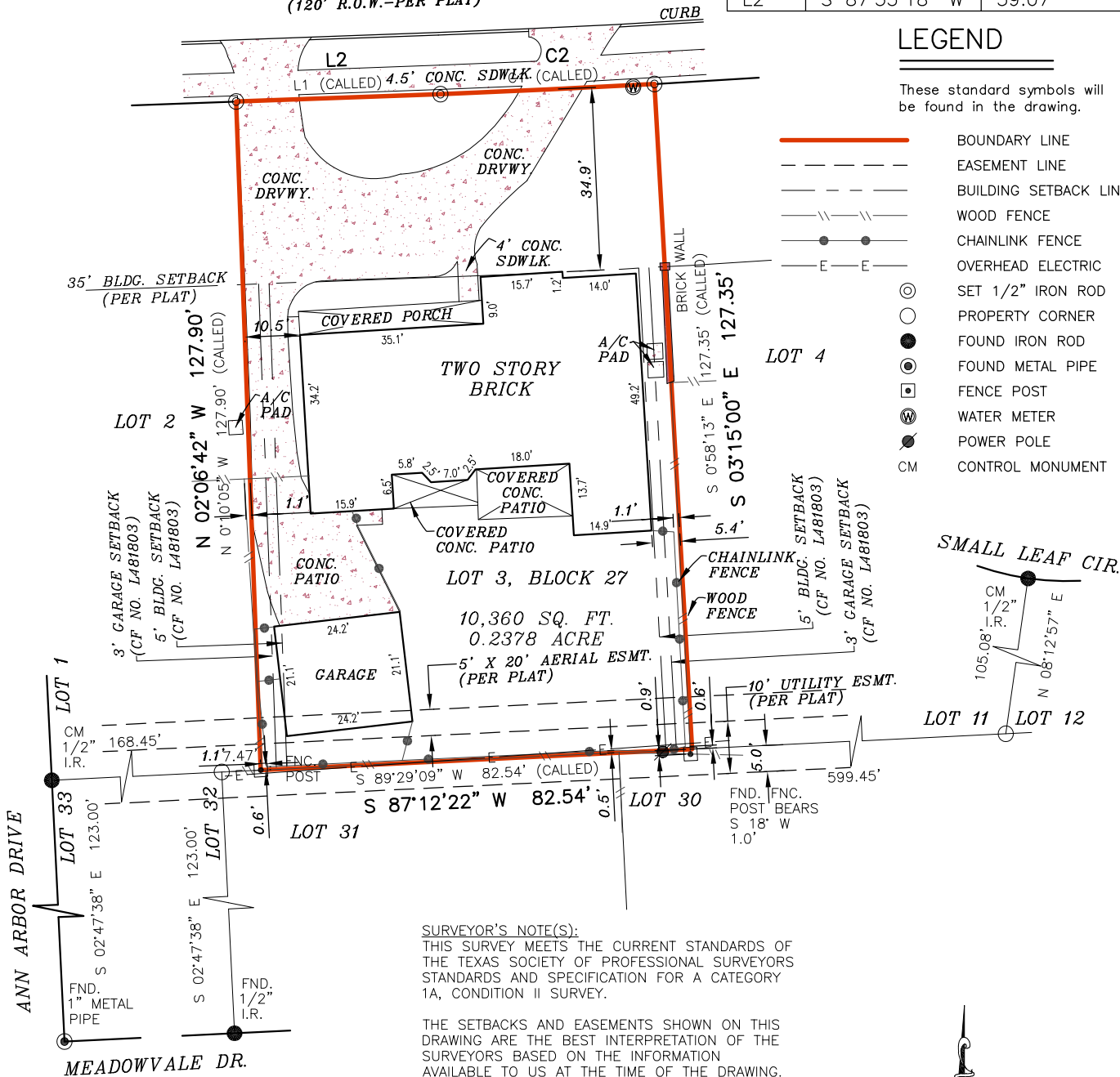
RICHMOND AVENUE
(120' R.O.W.-PER PLAT)

LINE	BEARING	DISTANCE
L1	N 89°49'55" W	39.07'
L2	S 87°53'18" W	39.07'

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- SET 1/2" IRON ROD
- PROPERTY CORNER
- FOUND IRON ROD
- FOUND METAL PIPE
- FENCE POST
- WATER METER
- POWER POLE
- CONTROL MONUMENT



SURVEYOR'S NOTE(S):
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS THE PROPERTY OF OVERLAND SURVEYORS CONSORTIUM. IT IS CERTIFIED FOR THIS USE ONLY, AND IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR OWNERS.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0835 L
REV. DATE: 06/18/2007
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY GF NO. 25-5491 ISSUED ON 11/12/25.

BASIS OF BEARINGS, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

GRAPHIC SCALE



I, **RODRIC R REESE**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **SPARTAN TITLE LLC** and **HOUSEMAX FUNDING, LLC** that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Borrower/Owner: **JM CREATIVE PROPERTIES LLC**
Address: **8011 RICHMOND AVE., HOUSTON, TX 77063** GF No. **25-5491**

Legal Description of the Land:
LOT THREE (3), IN BLOCK TWENTY-SEVEN (27), OF BRIARMEADOW, SECTION ONE (1), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 54, PAGE 4 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 54, PAGE 4, MAP RECORDS, HARRIS COUNTY, TEXAS, INSTRUMENT NO. L481803, RP-2025-293619, HARRIS COUNTY, TEXAS.

PROPERTY PHOTOGRAPH:



"LAND TITLE" SURVEY

JOB NO.:	2511049981	NO.	REVISION	DATE
DATE:	11/14/25			
DRAWN BY:	PS/CP			
APPROVED BY:	RRR			



FIRM REGISTRATION NO. 10190700
THIS SURVEY IS CONTRACTED TO RODRIC R REESE, RPLS
PHONE NUMBER 713-647-1315

RODRIC R REESE, R.P.L.S.
Registered Professional Land Surveyor
Registration No. **5883**

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Overland Consortium Inc. Surveyors

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