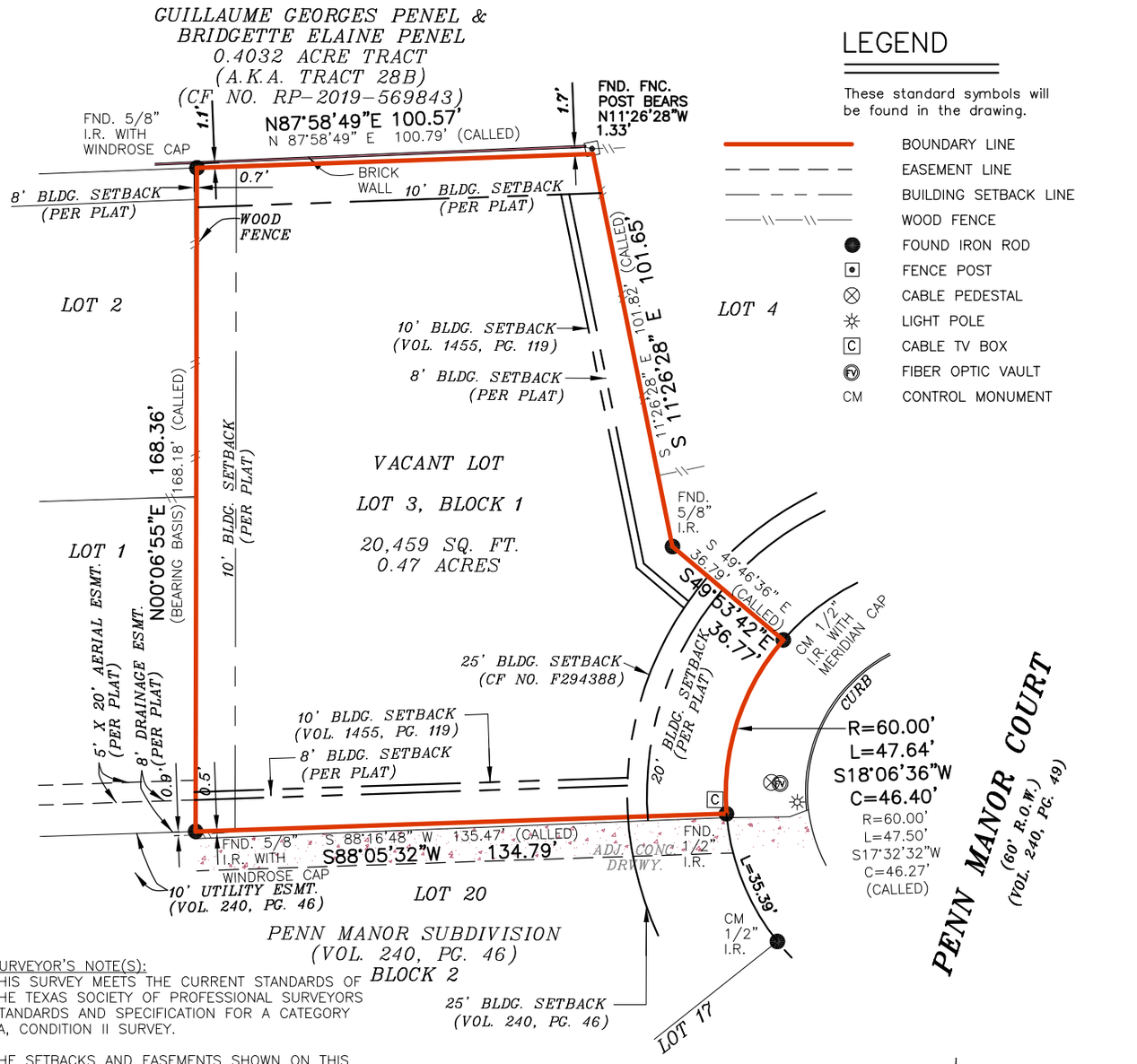


## LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- FOUND IRON ROD
- FENCE POST
- CABLE PEDESTAL
- LIGHT POLE
- CABLE TV BOX
- FIBER OPTIC VAULT
- CM 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 BASED ON A TITLE COMMITMENT REPORT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY
GF NO. 2503896-500 ISSUED ON 07/04/25.

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTING OR FUTURE DEVELOPMENT STIPULATIONS. FUTURE DEVELOPMENT IS THE RESPONSIBILITY OF ENGINEERS/ARCHITECT. EASEMENTS AND SETBACKS ARE ONLY LIMITED TO WHAT IS DECLARED IN THE TITLE COMMITMENT PRESENTED TO OSC AT THE TIME OF THE SURVEY ORDER.

FLOOD INFORMATION
FIRM: 48201C PANEL: 0645 L
REV. DATE: 06/18/2007
ZONE: "SHADED 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.

**GRAPHIC SCALE**

0' 40' 80'

I, DONALD MATT COOKSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to TEXAS TITLE and MZ BUILDERS 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: MZ BUILDERS LLC
Address: 0 PENN MANOR CT., HOUSTON, TX 77055 GF No. 2503896-500

**Legal Description of the Land:**
**Lot Three (3), Block one (1), of PENN MANOR ESTATES, an addition in Harris County, Texas, according to the map or plat thereof Recorded in Film Code No. 631283, of the Map Records of Harris County, Texas.**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: Film Code No. 631283, VOLUME 240, PAGE 46, MAP/PLAT RECORDS, HARRIS COUNTY, TEXAS, VOLUME 1455, PAGE 119, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, CLERK'S FILE NOS. D094371, D114695, D334562, F294388, 20080239133, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.

PROPERTY PHOTOGRAPH:

**"BOUNDARY" SURVEY**

| JOB NO.: | 2507048657 | NO. | REVISION | DATE |
|---|---|---|---|---|
| DATE: | 07/10/25 | | | |
| DRAWN BY: | PS/DC | | | |
| APPROVED BY: | DMC | | | |

STATE OF TEXAS REGISTERED DONALD M. COOKSTON 4733 PROFESSIONAL LAND SURVEYOR

FIRM REGISTRATION NO. 10190700

DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4733

**Overland Consortium Inc. Surveyors**
Tel: 281-940-8869 Fax: 281-207-6476
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

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