

GENERAL NOTES:

1. This survey was prepared without the benefit of a current Commitment for Title Insurance or Abstractor's Certification and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Harris County, Texas regarding these easements or encumbrances was performed by Elevation Land Solutions.
 2. Development of the subject tract may require submittal, approval, and/or recording of a plat or replat. Rules and regulations are established by the governmental agency, which has jurisdiction. These rules and regulations may include dedication of setback lines, easements, additional right-of-way, and other matters.
 3. Bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment.
 4. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
 5. According to Map No. 48201C0330L of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Harris County, Texas, dated June 18, 2007, the subject tract is situated within: Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance floodplain.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
6. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
 7. Visible improvements/utilities were not located with this survey; no subsurface probing, excavation or exploration was performed for this survey.
 8. All easements and building lines shown hereon are dedicated via Los Pinos Sec 1 as recorded, unless otherwise noted.

Subject to the General Notes shown:

To: Coyetano Development, LLC

We, Elevation Land Solutions, acting by and through Joel K. Nalley, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition II, Standard Land Survey.

Joel K. Nalley
Joel K. Nalley
Registered Professional Land Surveyor
No. 6525
jnalley@elevationlandsolutions.com
16 February 2023



JOB NUMBER:
610.077.011.00--100

PETER PINE STREET

(60' R.O.W.)
F.C. No. 702431 H.C.M.R.

70.00'

N 87°29'41" E

P.O.B.

25' D.E., U.E.,
& B.L.

0.3214 ACRES
(14,000 SQ. FT.)

N 02°30'19" W 200.00'

S 02°30'19" E 200.00'

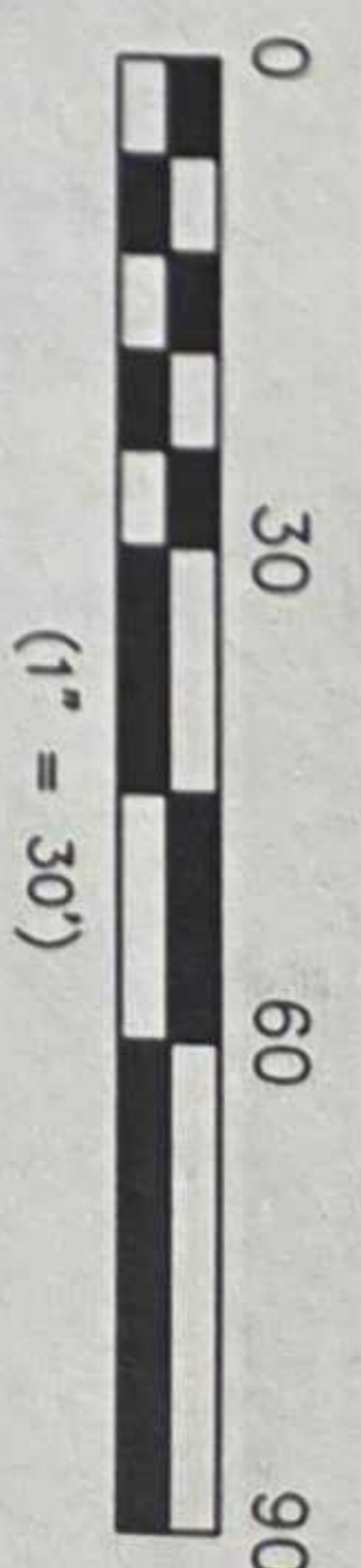
LOS PINOS
SEC 1
F.C. No. 702431
H.C.M.R.

S 87°29'41" W
70.00'

37

36

35



LEGEND:

B.L. CLERK'S FILE NUMBER
C.F. No. DRAINAGE EASEMENT
D.E. F.C. No. HARRIS COUNTY MAP RECORDS
F.C. No. H.C.M.R.
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT-OF-WAY
U.E. UTILITY EASEMENT

SYMBOLS:

FOUND 5/8-INCH IRON ROD
(WITH CAP)
(UNLESS OTHERWISE NOTED)



STANDARD LAND SURVEY

OF

LOT 5, BLOCK 8

LOS PINOS

SEC 1

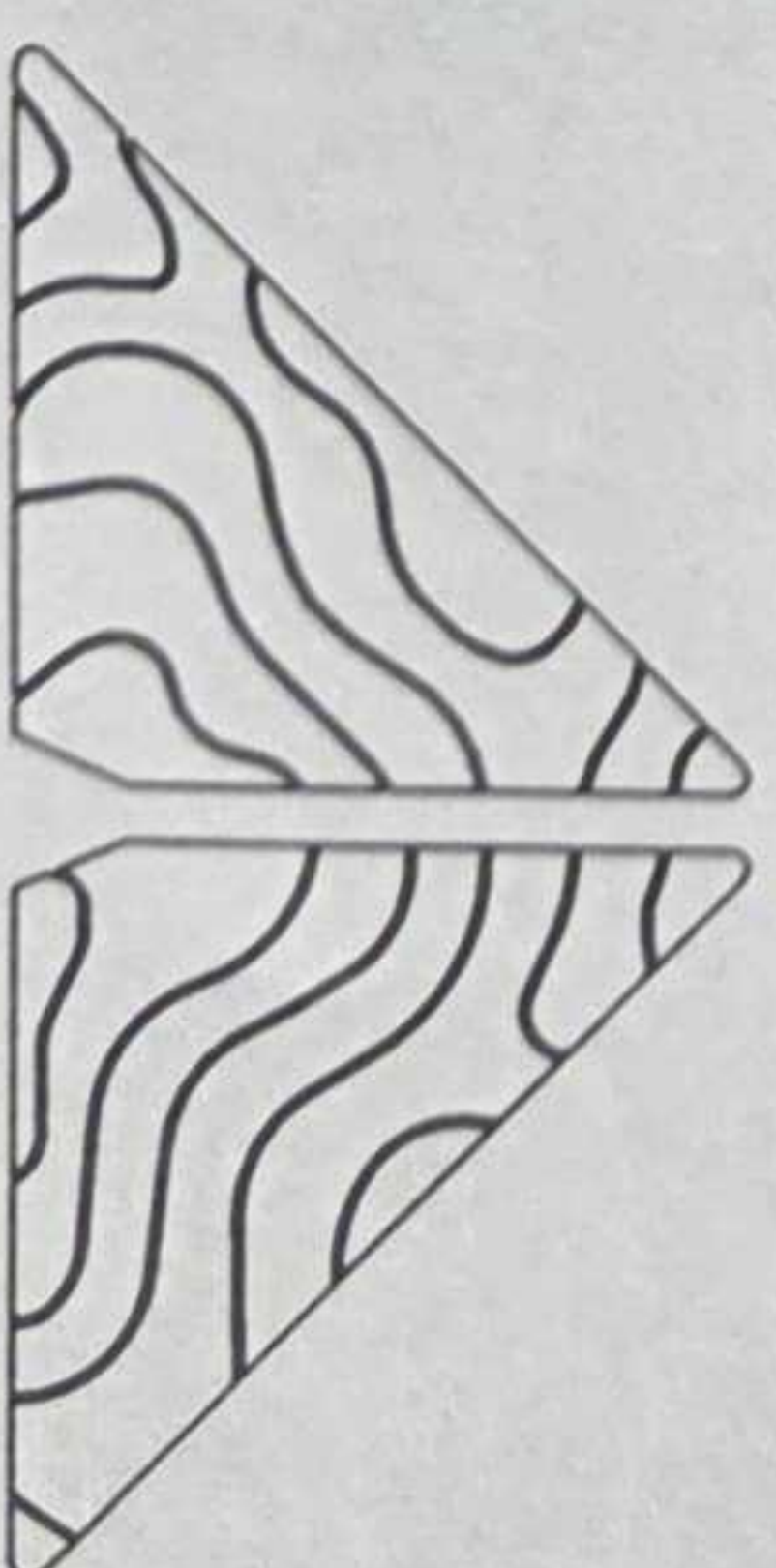
FILM CODE No. 702431 H.C.M.R.

SITUATED IN THE

MARY MAGRUDER SURVEY, A-530

HARRIS COUNTY, TEXAS

FEBRUARY 2023



ELEVATION
Land solutions

TBPELS FIRM REGISTRATION NUMBER 10194692

2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200