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.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY GF NO. 251542 ISSUED ON 07/15/2025.

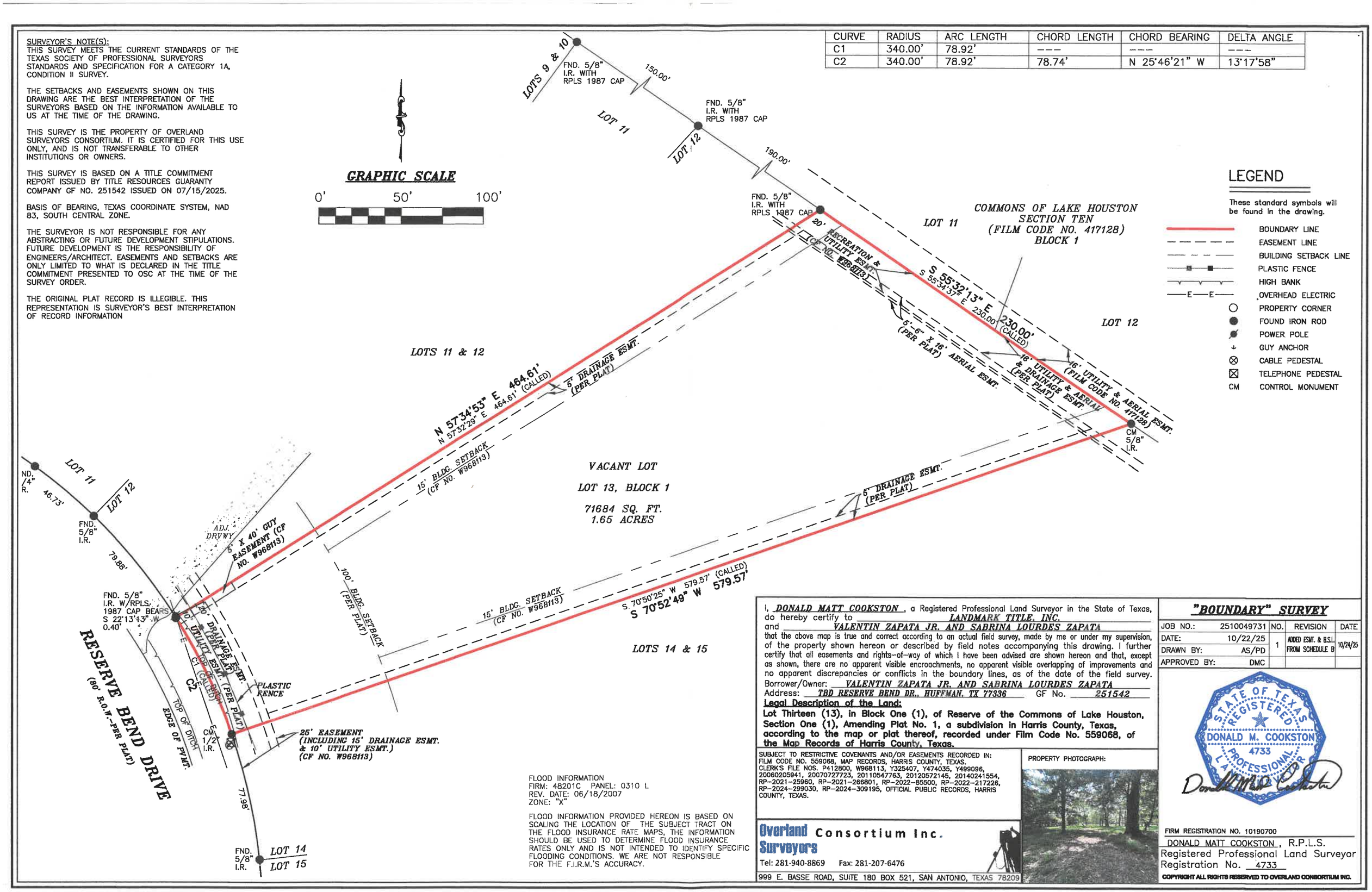
BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

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.

THE ORIGINAL PLAT RECORD IS ILLEGIBLE. THIS REPRESENTATION IS SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	340.00'	78.92'	---	---	---
C2	340.00'	78.92'	78.74'	N 25°46'21" W	13°17'58"

GRAPHIC SCALE
0' 50' 100'



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- PLASTIC FENCE
- HIGH BANK
- E—E— OVERHEAD ELECTRIC
- PROPERTY CORNER
- FOUND IRON ROD
- POWER POLE
- GUY ANCHOR
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- CM CONTROL MONUMENT

FLOOD INFORMATION
FIRM: 48201C PANEL: 0310 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.

I, DONALD MATT COOKSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to LANDMARK TITLE, INC. and VALENTIN ZAPATA JR. AND SABRINA LOURDES ZAPATA 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: VALENTIN ZAPATA JR. AND SABRINA LOURDES ZAPATA
Address: TBD RESERVE BEND DR., HUFFMAN, TX 77336 GF No. 251542
Legal Description of the Land:
Lot Thirteen (13), in Block One (1), of Reserve of the Commons of Lake Houston, Section One (1), Amending Plat No. 1, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 559068, of the Map Records of Harris County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: FILM CODE NO. 559068, MAP RECORDS, HARRIS COUNTY, TEXAS. CLERK'S FILE NOS. P412800, W968113, Y325407, Y474035, Y499096, 20060205941, 20070727723, 20110547763, 20120572145, 20140241554, RP-2021-25960, RP-2021-266801, RP-2022-85500, RP-2022-217226, RP-2024-299030, RP-2024-309195, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.

PROPERTY PHOTOGRAPH:

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

"BOUNDARY" SURVEY

JOB NO.:	2510049731	NO.	REVISION	DATE
DATE:	10/22/25	1	ADDED ESMT. & B.S.L. FROM SCHEDULE B	10/24/25
DRAWN BY:	AS/PD			
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

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