

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 AMERICAN TITLE COMPANY OF HOUSTON GF NO. 3080922-01990 ISSUED ON 05/19/22.

EASEMENT AS RECORDED IN CLERK'S FILE NO B927460, HARRIS COUNTY, TEXAS.

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.

0.2164 Acre (9,350 Sq. Ft.)
Gilbert Brooks Survey, Abstract Number 6
Harris County, Texas

BEING a 0.2162
 4 acre (9,350 Sq. Ft.) tract of land situated in the Gilbert Brooks Survey, A-6, Harris County, Texas; being Tract 113, Water Wonderland, a subdivision as described in deed of record in Volume 5457, Page 245-441, Deed Records, Harris County, Texas (D.R.H.C.T.), revised and amended by deed of record in Volume 5623, Pages 198-249, D.R.H.C.T.; and being more particularly described by metes and bounds as follows:

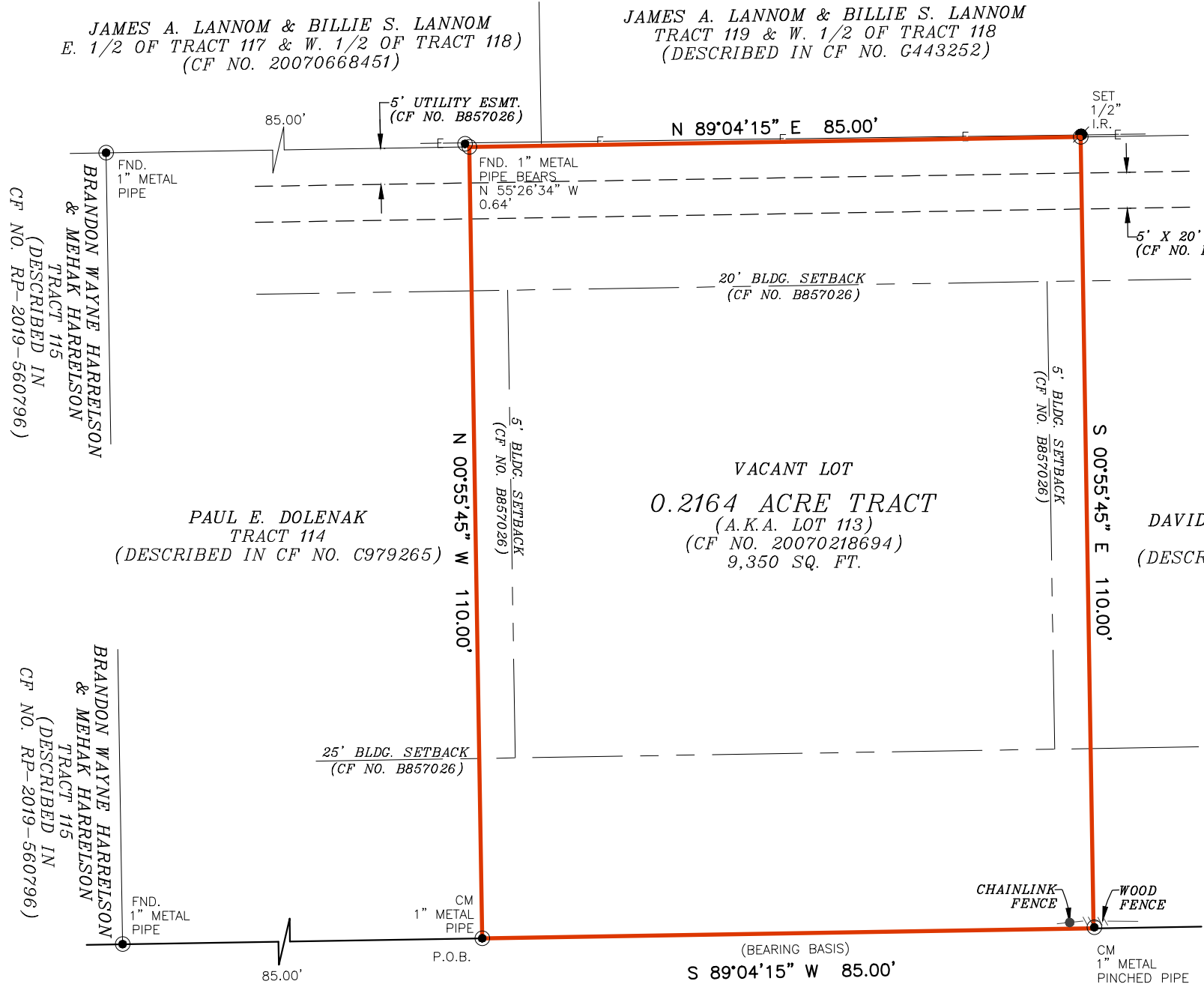
BEGINNING at a 1-inch metal pipe found in the north right-of-way (R.O.W.) line of Brookwater Drive (width unknown) marking the southeast corner of that Tract 114 conveyed to Paul E. Dolenak by deed of record under Clerk's File No. C979265, D.R.H.C.T., and marking the southwest corner of the herein described tract;

THENCE, N 00°55'45" W, 110.00 feet with the east line of said Tract 114 to the northwest corner of the herein described tract, from which a 1-inch metal pipe found bears N 55°26'34"W, 0.64 feet;

THENCE, N 89°04'15" E, 85.00 feet in part with the south line of that called E. 1/2 of Tract 117 and the W. 1/2 of Tract 118 conveyed to James A. Lannom and Billie S. Lannom by deed of record under Clerk's File No. 20070668451, D.R.H.C.T. to a 1/2-inch iron rod with cap stamped "OSC" set marking the northeast corner of the herein described tract;

THENCE, S 00°55'45" E, 110.00 feet with the west line of that tract conveyed to Richard David Huber and Lydia Huber by deed of record under Clerk's File No. U462633, D.R.H.C.T. to a 1-inch metal pinched pipe found in the north R.O.W. line of the aforementioned Brookwater Drive marking the southeast corner of the herein described tract;

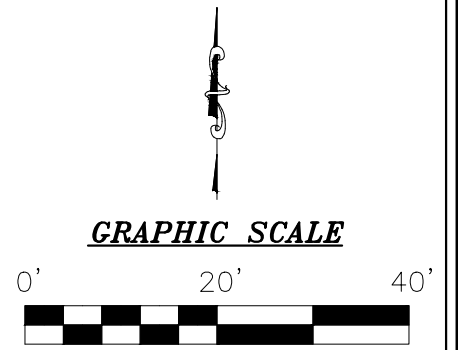
THENCE, S 89°04'15" W, 85.00 feet with the north R.O.W. line of said Brookwater Drive to the **POINT OF BEGINNING** and **CONTAINING** 0.2164 Acre (9,350 sq. ft.) of land.



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 METAL PIPE
- POWER POLE
- CONTROL MONUMENT



FLOOD INFORMATION
 FIRM: 48201C PANEL: 0340 L
 REV. DATE: 06/18/2007
 ZONE: "X"

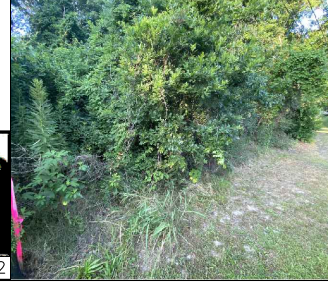
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

EDGE OF PVMT.
BROOKWATER DR.
 (UNKNOWN R.O.W.)

I, RODRIC R REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to AMERICAN TITLE COMPANY OF HOUSTON and TAHNAT PROPERTY SOLUTIONS 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.
 Description: BEING A 0.2164 ACRE PARCEL OF LAND recorded in Clerk's File 20070218694, of the Map/Deed and Plat Records of HARRIS County, Texas, located in the GILBERT BROOKS SURVEY, A-6
 Borrower/Owner: TAHNAT PROPERTY SOLUTIONS, LLC
 Address: 0 BROOKWATER DR., HUFFMAN, TX 77336 GF No. 3080922-01990

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CLERK'S FILE NO(S). B857026 (VOLUME 5457, PAGE 245), DEED RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NO(S). B938938 (VOLUME 5623, PAGE 198) DEED RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NO. 20140011560, DEED RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY			
JOB NO.:	2206035048	NO.	REVISION
DATE:	06/20/22		
DRAWN BY:	DS/AM		
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
 COPYRIGHT ALL RIGHT RESERVED TO OVERLAND CONSORTIUM INC.

Overland Consortium Inc.
Surveyors

Tel: 281-940-8869 Fax: 281-207-6476

999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78212