

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- FOUND METAL PIPE
- CONTROL MONUMENT

FND. 1/2" I.P. BEARS
S 88°39'11" W
0.90'

MICHAEL WAYNE REGISTER
0.29 ACRE TRACT
(A.K.A. TRACT 150)
(CF NO. U165457)

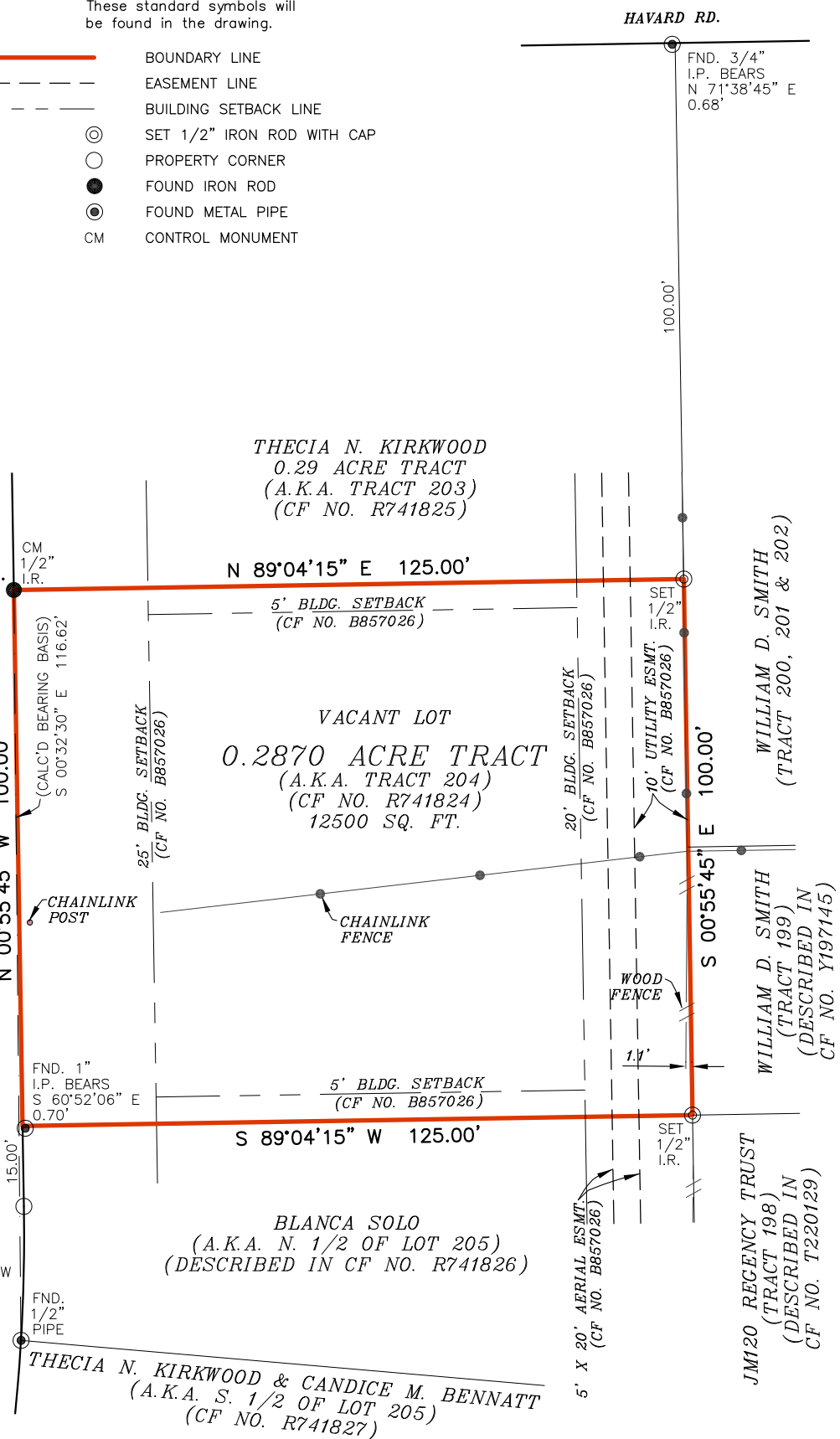
MACK R. HARVEY &
DEBORAH M. HARVEY
(A.K.A. TRACT 151)
(CF NO. 20090198789)

FND. 1/2" PIPE

WATERFALL DR.
(60' R.O.W.)

EDGE OF PYMT.

L=25.00'
R=330.00'
CB=S 01°14'28" W
CL=24.99'



HAVARD RD.

FND. 3/4" I.P. BEARS
N 71°38'45" E
0.68'

100.00'

100.00'

WILLIAM D. SMITH
(TRACT 200, 201 & 202)

WILLIAM D. SMITH
(TRACT 199)
(DESCRIBED IN
CF NO. Y197145)

JM120 REGENCY TRUST
(TRACT 198)
(DESCRIBED IN
CF NO. T220129)

5' X 20' AERIAL ESMT.
(CF NO. B857026)

THECIA N. KIRKWOOD
0.29 ACRE TRACT
(A.K.A. TRACT 203)
(CF NO. R741825)

VACANT LOT
0.2870 ACRE TRACT
(A.K.A. TRACT 204)
(CF NO. R741824)
12500 SQ. FT.

BLANCA SOLO
(A.K.A. N. 1/2 OF LOT 205)
(DESCRIBED IN CF NO. R741826)

THECIA N. KIRKWOOD & CANDICE M. BENNATT
(A.K.A. S. 1/2 OF LOT 205)
(CF NO. R741827)

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 TITLE RESOURCES GUARANTY COMPANY GF NO. 3080921-04917 ISSUED ON 07/25/22.

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.

Being a 0.2870 acre tract of land located in the Gilbert Brooks Survey, A-6, Harris County, Texas; said 0.2870 acre tract being all of Tract 204 of Water Wonderland, an unrecorded Subdivision in Harris County, Texas, and being described in Clerk's File Number R741824 of the Official Public Records of Real Property, Harris County (O.P.R.R.P.H.C.), Texas, said 0.2870 acre tract being more particularly described by metes and bounds as follows (bearings are based on south line of said Tract 204);

BEGINNING at 1/2-inch iron rod found for the northwest corner of said Tract 204, and the southwest corner of Tract 203, described in a deed to Thecia Nicole Kirkwood, in Clerk's File Number R741825 of the O.P.R.R.P.H.C., and being on the east right-of-way line of Waterfall Dr. (called 60 feet wide);

THENCE, North 89 degrees 04 minutes 15 seconds East, a distance of 125.00 feet, with the common line of said Tract 204 and said Tract 203, to a 1/2-inch iron rod with cap stamped "OSC" set for the common east corner of said Tract 204 and Tract 203 and the common west corner of Tract 200 and Tract 201 described in Volume 5457, Page 245 of the Deed Records of Harris County;

THENCE, South 00 degrees 55 minutes 45 seconds East, a distance of 100.00 feet, with the east line of said Tract 204, and the west lines of said Tract 201 and Tract 199 described in Volume 5457, Page 245 of the Deed Record of Harris County, to a 1/2-inch iron rod with cap stamped "OSC" set for the southeast corner of said Tract 204, and the southwest corner of said Tract 199, and being the northwest corner of Tract 198, described in a deed to Stephen Frank Matusek, in Clerk's File Number T220129 of the O.P.R.R.P.H.C., and the northeast corner of the north 1/2 of Tract 205, described in a deed to Thecia Nicole Kirkwood, in Clerk's File Number R741826 of the O.P.R.R.P.H.C.;

THENCE, South 89 degrees 04 minutes 15 seconds West, a distance of 125.00 feet, with the common line of said Tract 204 and said Tract 205, to the common west corner of said Tract 204 and Tract 205 on the east right-of-way line of said Waterfall Dr. from which a 1-inch iron pipe bears S60°52'06"E, 0.70'

THENCE, North 00 degrees 55 minutes 45 seconds West, a distance of 100.00 feet, with the west line of said Tract 204, and the east right-of-way line of said Waterfall Dr., to the POINT OF BEGINNING and containing 0.2870 acre of land.

GRAPHIC SCALE



I, LUTHER J. DALY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to AMERICAN TITLE COMPANY OF HOUSTON and ZS REAL ESTATE HOLDINGS 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 0.2870 ACRE PARCEL OF LAND recorded in Clerk's File R741824, of the Map/Deed and Plat Records of HARRIS County, Texas, located in the GILBERT BROOKS SURVEY, A-6
Borrower/Owner: ZS REAL ESTATE HOLDINGS LLC
Address: WATERFALL DR., HUFFMAN, TX 77336 CF No. 3080921-04917

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

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY			
JOB NO.:	2208036107	NO. REVISION	DATE
DATE:	08/15/22		
DRAWN BY:	UB		
APPROVED BY:	LJD		



FIRM REGISTRATION NO. 10190700
LUTHER J. DALY, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6150
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