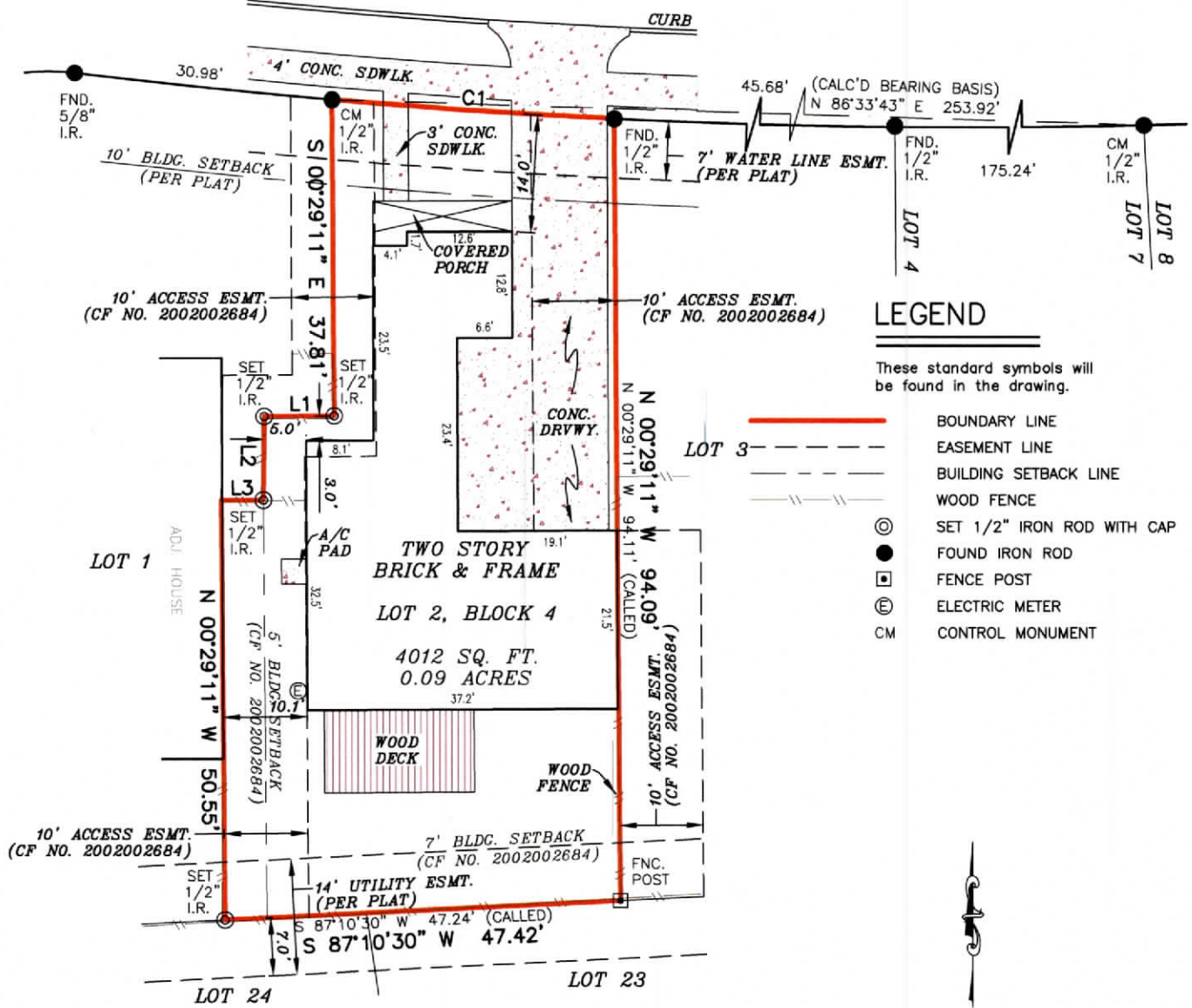


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	875.00'	33.90'	33.90'	N 86°12'18" W	2°13'11"

LINE	BEARING	DISTANCE
L1	S 89°30'49" W	8.40'
L2	N 00°29'11" E	10.20'
L3	N 89°30'49" E	5.00'

BALSAM BROOK LN.
(50' R.O.W.-PER PLAT)



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- WOOD FENCE
- ⊙ SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- FENCE POST
- ⊕ ELECTRIC METER
- CM CONTROL MONUMENT

GRAPHIC SCALE



SURVEYOR'S NOTE:

THERE EXIST A EASEMENT AS RECORDED IN VOLUME 2170, PAGE 2227, VOLUME 2170, PAGE 2264, VOLUME 2170, PAGE 2352, OFFICIAL RECORDS, HARRIS COUNTY, TEXAS.

FLOOD INFORMATION
FIRM: 48157C PANEL: 0110 L
REV. DATE: 04/02/2014
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.

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 FIDELITY NATIONAL TITLE INSURANCE COMPANY GF NO. CH-7665-1076652100140-MB ISSUED ON 06/01/21.

I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **CHARTER TITLE COMPANY** and **LEGEND LENDING CORPORATION**

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: **DUKE VINH TRINH**
Address: **21719 BALSAM BROOK LN., KATY, TX 77450** GF No. **CH-7665-1076652100140-MB**

Legal Description of the Land: Lot Two (2), in Block Four (4), of Grand Lakes Phase Three (3), Section Two (2), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under Slide No(s). 2222/A, 2222/B and 2223/A, of the Plat Records of Fort Bend County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: SLIDE NOS. 2222/A, 2222/B & 2223/A PLAT RECORDS, FORT BEND COUNTY, TEXAS VOLUME 1700, PAGE 447, OFFICIAL RECORDS, FORT BEND COUNTY, TEXAS CLERK'S FILE NOS. 9757011, 9761514, 9838251, 1999111943, 1999111838, 2000024346, 2002002684, 2009130165, 2009130746, 2010093617, 2010093618, 2012015854-2012015860, 2013156989-2013156991, 2015036166, 2018003439, 2019103499, 2019149655, 2020014803, 2020137352, 2021036062, 2021064757, FORT BEND COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY

JOB NO.:	2106026883	NO.	REVISION	DATE
DATE:	06/15/21			
DRAWN BY:	MU			
APPROVED BY:	DMC			



FIRM REGISTRATION NO. 10190700
DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4733
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Overland Consortium Inc.
Surveyors

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

1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212