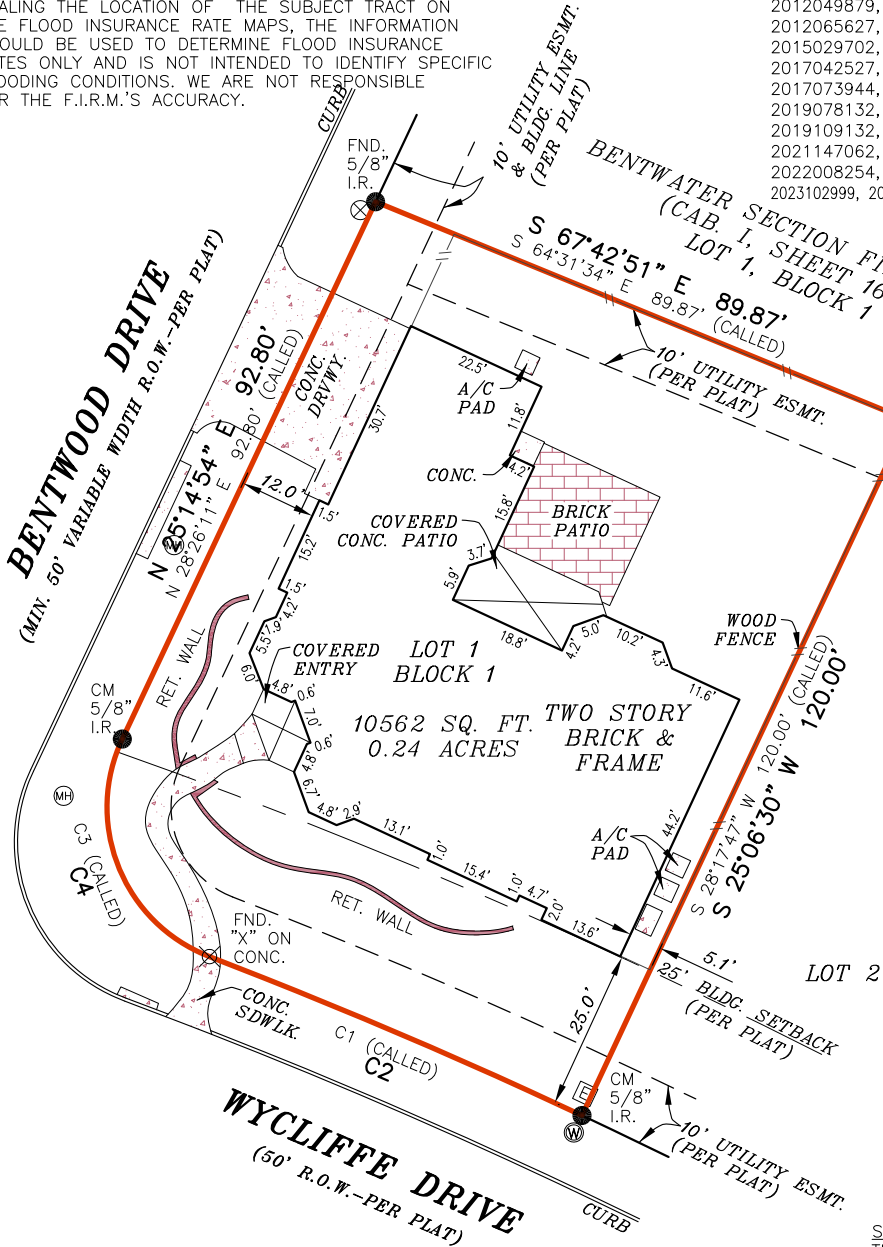


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	900.00'	63.28'	---	---	---
C2	900.00'	63.28'	63.27'	N 66°54'32" W	4°01'43"
C3	25.00'	41.09'	36.62'	N 18°38'53" W	94°10'07"
C4	25.00'	41.09'	36.62'	N 21°50'15" W	94°10'17"

FLOOD INFORMATION  
 FIRM: 48339C PANEL: 0200 G  
 REV. DATE: 08/18/2014  
 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.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CLERK'S FILE NOS. 9226016, 2000-097722, 2001-033315, 2002-003209, 2004-007490, 2005-114246, 2005-020974, 2011073493, 2011111760, 2011111763, 2011111767, 2011111768, 2011111769, 2012035513, 2012035515, 2012049877, 2012049878, 2012049879, 2012049880, 2012049881, 2012049882, 2012056941, 2012065627, 2012065628, 2014078128, 2014078129, 2015004821, 2015029702, 2016040772, 2016040893, 2017038076, 2017038108, 2017042527, 2017042528, 2017042529, 2017042530, 2017042531, 2017073944, 2018011064, 2018116662, 2018116664, 2019055767, 2019078132, 2019078133, 2019078134, 2019078135, 2019078265, 2019109132, 2020041157, 2020080233, 2021014059, 2021110643, 2021147062, 2022008250, 2022008251, 2022008252, 2022008253, 2022008254, 2022008255, 2022093471, 2023006634, 2023069900, 2023102999, 2023103000, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS



GRAPHIC SCALE



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- FOUND "X" ON CONCRETE
- FOUND IRON ROD
- FENCE POST
- CABLE PEDESTAL
- ELECTRIC BOX
- WATER METER
- MANHOLE
- CONTROL MONUMENT

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 FIRST AMERICAN TITLE GUARANTY COMPANY GF NO. 2853584-H037 ISSUED ON 01/26/24.

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

SURVEYOR'S NOTE:  
 THERE EXIST AN EASEMENT AS RECORDED IN CLERK'S FILE NOS. 2019106770, 2023121517, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS.

THERE EXIST AN EASEMENT AS RECORDED IN CLERK'S FILE NO. 2008-082625, 2009-090643, 2013090459, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS

THE EASEMENT AS RECORDED IN VOLUME 9, PAGE 922, VOLUME 10, PAGE 174, MONTGOMERY COUNTY, TEXAS. DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **FIRST AMERICAN TITLE INSURANCE COMPANY** and **LATITUDE ADJUSTMENT PROPERTIES 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.

Borrower/Owner: **LATITUDE ADJUSTMENT PROPERTIES LLC**  
 Address: **7 WYCLIFFE DR., MONTGOMERY, TX 77356** GF No. **2853584-H037**

**Legal Description of the Land:**  
 Lot 1, Block 1, of BENTWATER SECTION THIRTY A, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet G, Sheet 45B, of the Map and/or Plat Records of Montgomery County, Texas.

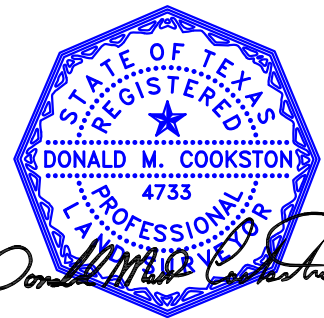
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CABINET G, SHEET 45B, MAP AND/OR PLAT RECORDS, MONTGOMERY COUNTY, TEXAS SEE ABOVE...

PROPERTY PHOTOGRAPH:



"LAND TITLE" SURVEY

JOB NO.:	2401042617	NO.	REVISION	DATE
DATE:	01/30/24			
DRAWN BY:	AMV			
APPROVED BY:	DMC			



*Donald Matt Cookston*

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

999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209