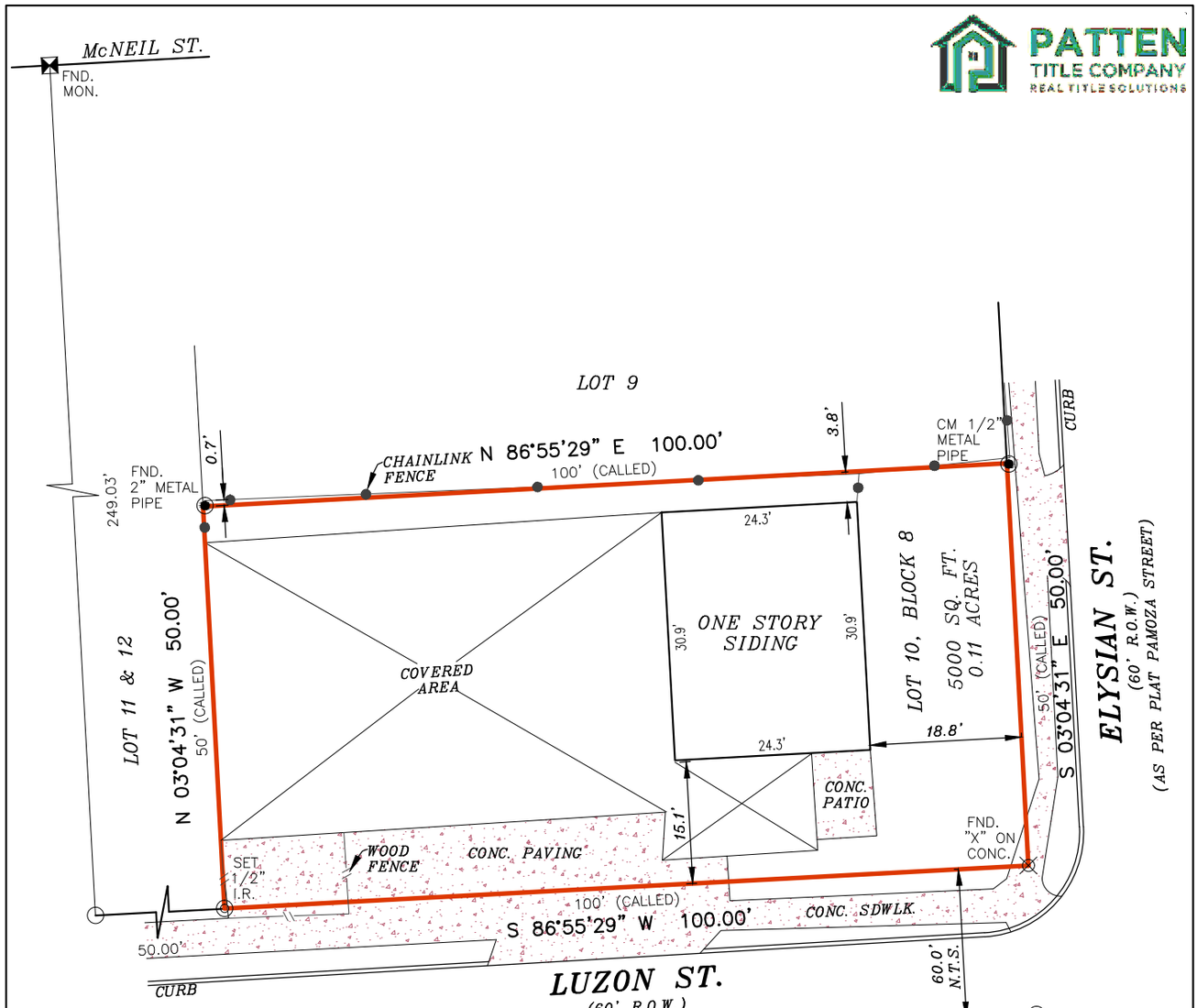

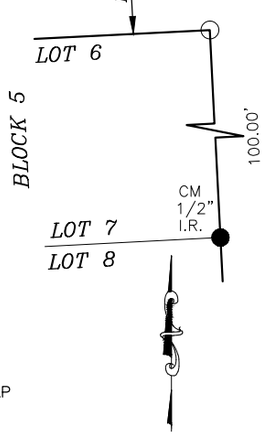

SURVEYOR'S NOTE(S):
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

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 STEWART TITLE GUARANTY COMPANY GF NO. 7992-24-44153CM ISSUED ON 02/28/24.

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

FLOOD INFORMATION
FIRM: 48201C PANEL: 0690 N
REV. DATE: 01/06/2017
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.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- WOOD FENCE
- CHAINLINK FENCE
- SET 1/2" IRON ROD WITH CAP
- SET "X" ON CONCRETE
- PROPERTY CORNER
- FOUND IRON ROD
- FOUND MONUMENT
- FOUND METAL PIPE
- CM CONTROL MONUMENT

GRAPHIC SCALE

0' 20' 40'

I, DONALD MATT COOKSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to PATTEN TITLE COMPANY and YAYO PAPAYO 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: YAYO PAPAYO LLC
Address: 2801 ELYSIAN ST., HOUSTON, TX 77009 GF No. 7992-24-44153CM

Legal Description of the Land:
Lot 10, in Block 8, of RYON ADDITION, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume Z, Page 601, of the Deed Records of Harris County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME Z, PAGE 601, DEED RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

"LAND TITLE" SURVEY

JOB NO.:	2403043081	NO.	REVISION	DATE
DATE:	03/11/24	1.	COVER	3/15/24
DRAWN BY:	UB/AV			
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

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

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