

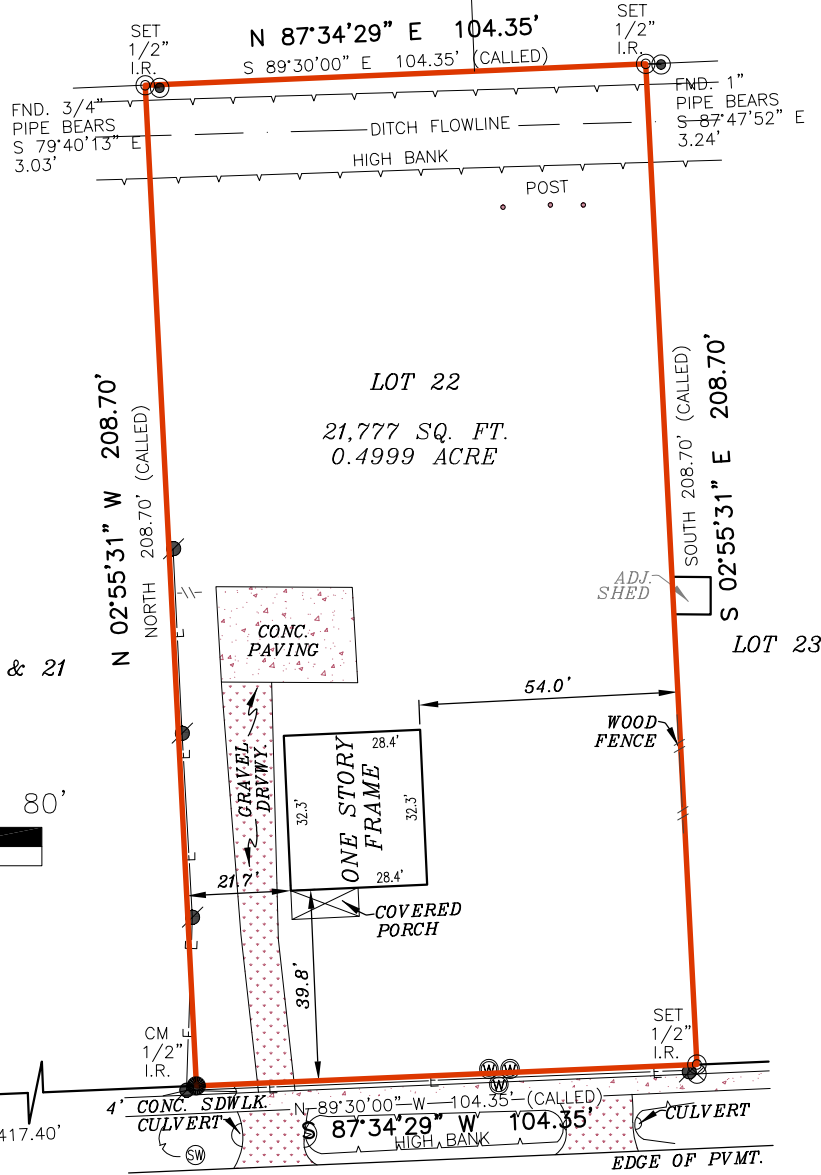
**LEGEND**

These standard symbols will be found in the drawing.

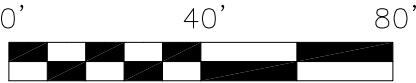
- BOUNDARY LINE
- WOOD FENCE
- OVERHEAD ELECTRIC
- HIGH BANK
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- FOUND METAL PIPE
- WATER METER
- POWER POLE
- STORMWATER MANHOLE
- CABLE PEDESTAL
- CONTROL MONUMENT

CITY OF HOUSTON  
CALLED 2.9543 ACRE TRACT  
(VOL. 3325, PG. 453)

CITY OF HOUSTON  
CALLED 3.2393 ACRE TRACT  
(VOL. 3313, PG. 286)



**GRAPHIC SCALE**



BARBARA ANN THOMAS  
E. 73.25' OF S. 132' OF LOT 13  
(CF NO. R938955)  
STEPHANIE A. WILEY SCHINE  
PART OF LOT 14

**SURVEYOR'S NOTE(S):**  
THE EASEMENT AS RECORDED IN CLERK'S FILE NO. D-575806, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT PROPERTY

THE EASEMENT AS RECORDED IN CLERK'S FILE NO. D827057, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT PROPERTY

**FLOOD INFORMATION**  
FIRM: 48201C PANEL: 0660 M  
REV. DATE: 06/09/2014  
ZONE: "SHADED X & AE"

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.

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

NO RECORDED BUILDING LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY GF NO. 25-1322-OTSA ISSUED ON 03/05/25.

I, RODRIC R REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to 1ST OPTION TITLE and HOUSTON HAPPY HOMES 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: HOUSTON HAPPY HOMES LLC  
Address: 329 WALTHALL DR., HOUSTON, TX 77022 GF No. 25-1322-OTSA

**LEGAL DESCRIPTION OF THE LAND:**  
LOT TWENTY-TWO (22), OF PECAN GARDENS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 998, PAGE 111, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

**"LAND TITLE" SURVEY**

JOB NO.:	2502046900	NO.	REVISION	DATE
DATE:	02/10/25	1.	ADDED TITLE	03/09/25
DRAWN BY:	MM/AMV			
APPROVED BY:	RRR			



*Rodric R. Reese*

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 RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 998, PAGE 111, DEED RECORDS, HARRIS COUNTY, TEXAS.

PROPERTY PHOTOGRAPH:



**Overland Consortium Inc. Surveyors**

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

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