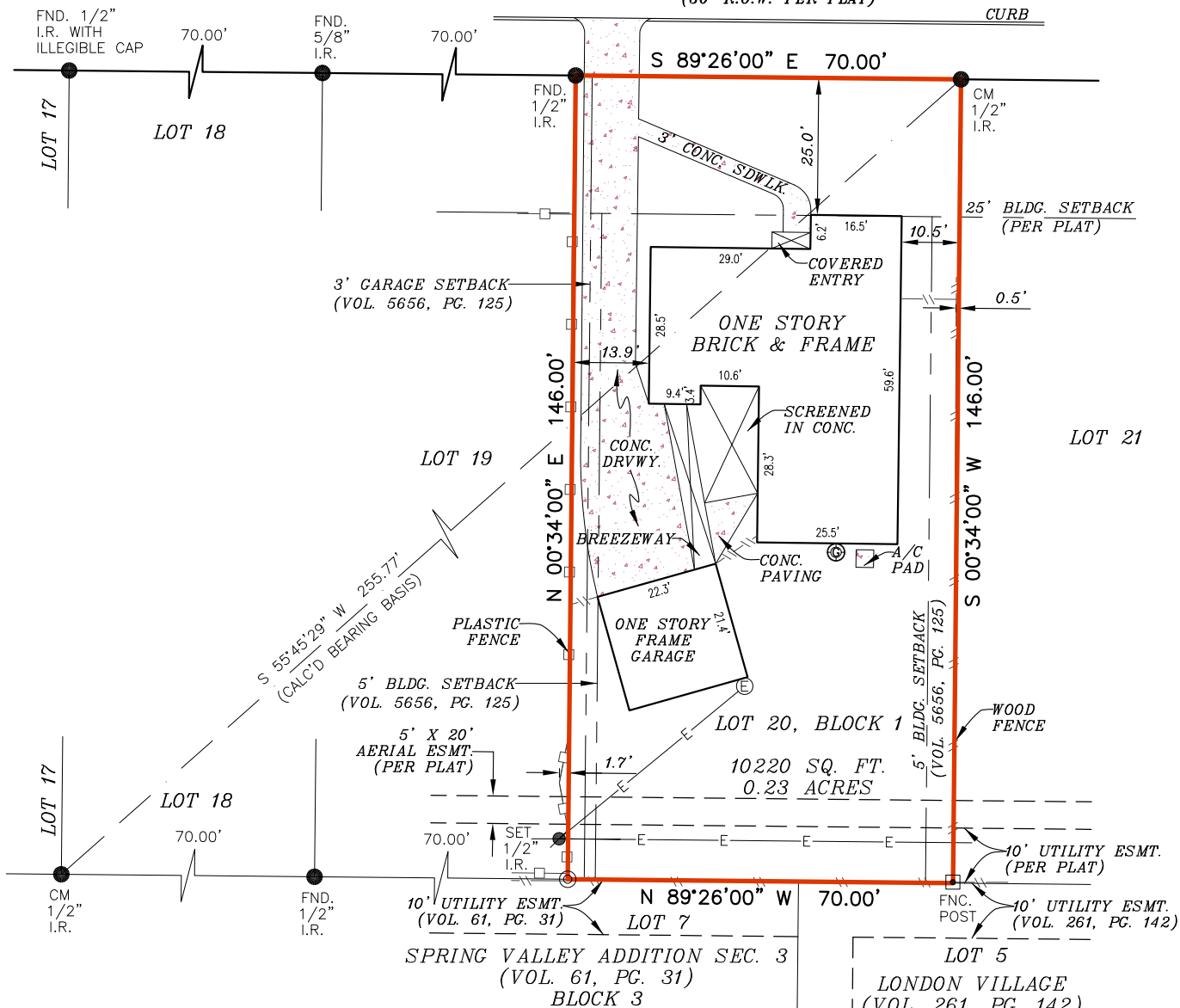


CEDARBRAKE DRIVE

(50' R.O.W.-PER PLAT)

CURB



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 ALAMO TITLE INSURANCE GF NO. ATCH-33-ATCH24139418-LG ISSUED ON 10/10/24.

FLOOD INFORMATION
 FIRM: 48201C PANEL: 0645 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.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- PLASTIC FENCE
- OVERHEAD ELECTRIC
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- FENCE POST
- ELECTRIC METER
- GAS METER
- POWER POLE
- CM CONTROL MONUMENT

GRAPHIC SCALE



I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **ALAMO TITLE COMPANY** and **DEACON BUILDERS 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: **DEACON BUILDERS LLC**
 Address: **8619 CEDARBRAKE DR., HOUSTON, TX 77055** GF No. **ATCH-33-ATCH24139418-LG**

Legal Description of the Land: Lot 20, in Block One (1), of MAGNOLIA VALLEY, an addition in Harris County, Texas, according to the map or plat; thereof recorded in Volume 120, Page 38 of the Map Records of Harris County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 120, PAGE 38, MAP RECORDS, HARRIS COUNTY, TEXAS VOLUME 5656, PAGE 125, DEED RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



"LAND TITLE" SURVEY

JOB NO.:	2410045790	NO.	REVISION	DATE
DATE:	10/21/24			
DRAWN BY:	YS/AK			
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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