

**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 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 THE PROPERTY OF OVERLAND SURVEYORS CONSORTIUM. IT IS CERTIFIED FOR THIS USE ONLY, AND IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR OWNERS.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY OF NO. 2507881-500 ISSUED ON 01/05/26.

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

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

**FLOOD INFORMATION**  
FIRM: 48201C PANEL: 0535 L  
REV. DATE: 06/18/2007  
ZONE: "SHADED 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.

**0.998 ACRE TRACT**  
**HARRIS COUNTY, TEXAS**

**BEING A 0.998 ACRE TRACT OF LAND OUT OF THE CHARLES O. BUCKALEW ADDITION, AN UNRECORDED SUBDIVISION OUT OF THE MEREDITH DUNCAN SURVEY, A-17, HARRIS COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO JOE P. ZERMENO AND TERESA A. KLIMA IN CLERK'S FILE NUMBER (CF. NO.) 20090072937, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, (O.P.R.H.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

(BEARING BASIS = TEXAS SOUTH CENTRAL NAD 83)

**BEGINNING** at a 1/2" iron rod set on the West line of that certain 11.4131 acre "Haro-Andrada" tract described in CF. NO. 20140308843, (O.P.R.H.C.T.), same being the East line of a 25 foot road easement recorded in CF. NO. S006350, (O.P.R.H.C.T.), at the Northeast corner of that certain 0.998 acre "Pena" tract described in CF. NO. J674879, (O.P.R.H.C.T.), for the Southeast corner of this tract.

THENCE S78°55'05"W, along the common line of said "Pena" tract and this tract, passing the West line of said 25 foot road easement, for a total distance of 210.25 feet to a 3/4" iron pipe found at the Northwest corner of said "Pena" tract, for the Southwest corner of this tract, from which a 5/8" iron rod found with illegible cap at the Southwest corner of said "Pena" tract, bears S12°24'43"E, a distance of 206.85 feet.

THENCE N12°24'43"W, along the West line of this tract, a distance of 206.85 feet to a 5/8" iron rod found at the Southwest corner of that certain 0.998 acre "Stormi Michelle Henshaw" tract described in CF. NO. F613583, (O.P.R.H.C.T.), for the Northwest corner of this tract.

THENCE N78°55'05"E, along the common line of said "Stormi Michelle Henshaw" tract and this tract passing the west line of said 25 foot road easement, for a total distance of 210.25 feet to a 1/2" iron rod set on the West line of said 11.4131 acre tract, same being the East line of said 25 foot road easement, for the Northeast corner of this tract.

THENCE S12°24'43"E, along the West line of said 11.4131 acre tract, same being the East line of said 25 foot road easement, a distance of 206.85 feet to the **POINT OF BEGINNING** of the herein described tract and containing 0.998 acres (43,478 Sq. Ft.) of land, more or less.

I, DONALD MATT COOKSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to TEXAS TITLE and FIT ACQUISITIONS, 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.

Description: BEING A 0.998 ACRE PARCEL OF LAND recorded in Clerk's File 20090072937, of the Map/Deed and Plat Records of HARRIS County, Texas, located in the MEREDITH DUNCAN SURVEY, A-17  
Borrower/Owner: FIT ACQUISITIONS, LLC  
Address: 4517 HARVEY RD., CROSBY, TX 77532 GF No. 2507881-500

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CLERK'S FILE NO. S006350, OFFICIAL RECORDS OF HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



**"LAND TITLE" SURVEY**

JOB NO.:	2601050537	NO.	REVISION	DATE
DATE:	01/28/26			
DRAWN BY:	UP/AMV			
APPROVED BY:	DMC			



FIRM REGISTRATION NO. 10190700  
DONALD MATT COOKSTON, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 4733  
COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

**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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(BEARING BASIS = TEXAS SOUTH CENTRAL NAD 83)

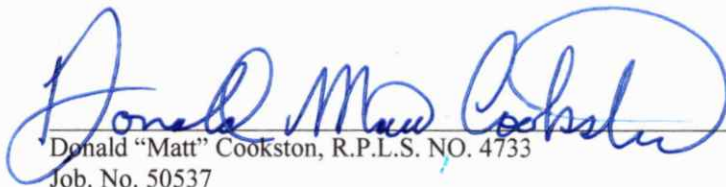
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Donald "Matt" Cookston, R.P.L.S. NO. 4733  
Job. No. 50537



DATE: 1-28-26