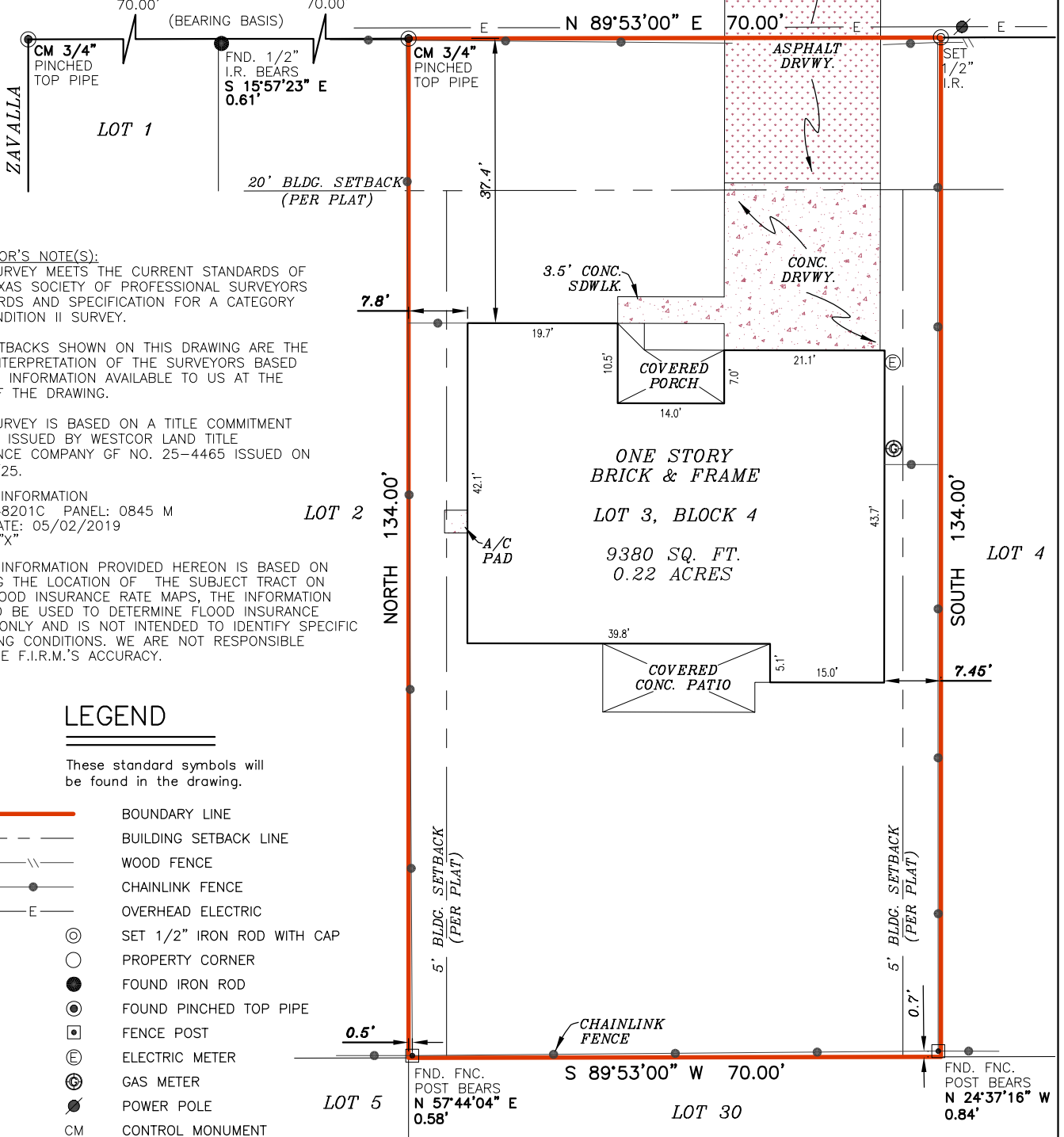
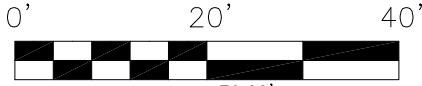


**BENITA**  
(60' R.O.W.-PER PLAT)  
(A.K.A. BENITA ST.)

**GRAPHIC SCALE**



**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 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 WESTCOR LAND TITLE INSURANCE COMPANY GF NO. 25-4465 ISSUED ON 08/25/25.

**FLOOD INFORMATION**  
FIRM: 48201C PANEL: 0845 M  
REV. DATE: 05/02/2019  
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
- BUILDING SETBACK LINE
- WOOD FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- FOUND PINCHED TOP PIPE
- FENCE POST
- ELECTRIC METER
- GAS METER
- POWER POLE
- CONTROL MONUMENT

I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **SPARTAN TITLE, LLC** and **TRIDENT REALTY INVESTMENTS, 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: **ABERRANT BUSINESS CORPORATION, LLC**  
Address: **14311 BENITA ST., HOUSTON, TX 77085** GF No. **25-4465**

**Legal Description of the Land:** LOT THREE (3), IN BLOCK FOUR (4), OF SOUTH MAIN ESTATES, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 47 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**"LAND TITLE" SURVEY**

JOB NO.:	2508049205	NO.	REVISION	DATE
DATE:	08/28/25			
DRAWN BY:	STH/UB			
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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