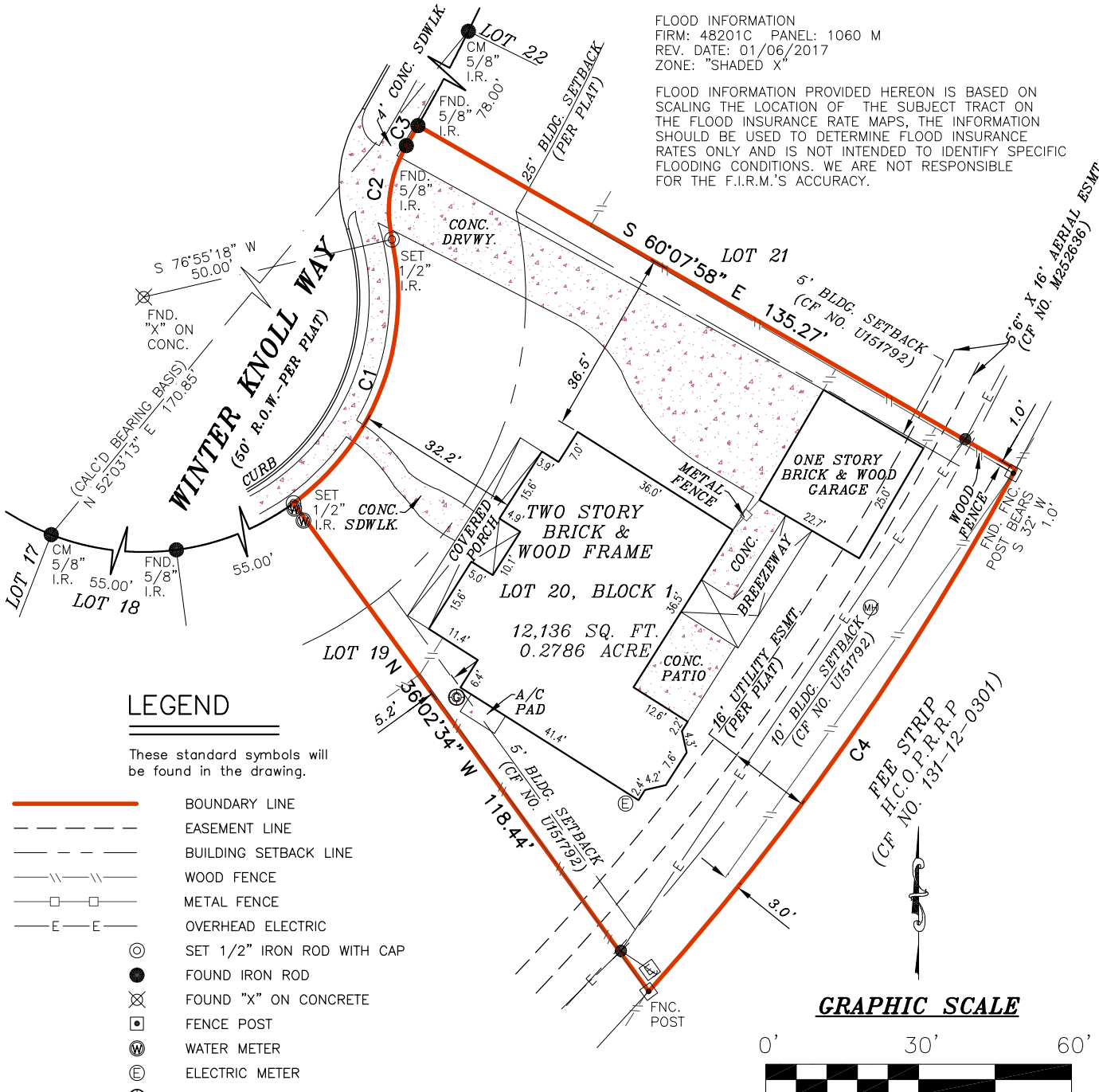


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	58.50'	55.22'	N 20°26'23" E	67°02'10"
C2	25.00'	19.07'	18.61'	N 08°46'17" E	43°41'58"
C3	345.00'	4.54'	4.54'	N 30°14'39" E	00°45'14"
C4	533.76'	125.53'	125.24'	S 35°06'18" W	13°28'30"

FLOOD INFORMATION
 FIRM: 48201C PANEL: 1060 M
 REV. DATE: 01/06/2017
 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.



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- METAL FENCE
- OVERHEAD ELECTRIC
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- FOUND "X" ON CONCRETE
- FENCE POST
- WATER METER
- ELECTRIC METER
- GAS METER
- GUY ANCHOR
- POWER POLE
- MANHOLE
- ELECTRIC BOX
- CONTROL MONUMENT

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 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 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 NATIONAL INVESTORS TITLE INSURANCE COMPANY GF NO. V2531147CL ISSUED ON 11/03/25.

I, RODRIC R REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to UNIVERSITY TITLE & ESCROW and HAPPY HOUSE BUYERS, 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: HAPPY HOUSE BUYERS, LLC
 Address: 1806 WINTER KNOLL WAY, HOUSTON, TX 77062 GF No. V2531147CL

Legal Description of the Land:

Lot 20, in Block 1, of BAY OAKS, SECTION 4, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 341, Page 118, of the Map Records of Harris County, Texas.

"LAND TITLE" SURVEY

JOB NO.:	2511049890	NO.	REVISION	DATE
DATE:	11/05/25			
DRAWN BY:	IG/DC			
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

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SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 341, PAGE 118, MAP RECORDS, HARRIS COUNTY, TEXAS, CC#S L774776, M172190, M252636, P84401, U151792, 20100524395, 20110545724, 20120455378, 20170120151, 20170227556, 20170227825, 20170287351, 20170426377, 20210045570, 20220045116, 20220045129, 20220045136, 20220045142, 20220045155, 20220045159, 20220045160, 20220097807, 20220398375, 20230276219, 20230418889, 20250225403, REAL PROPERTY 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