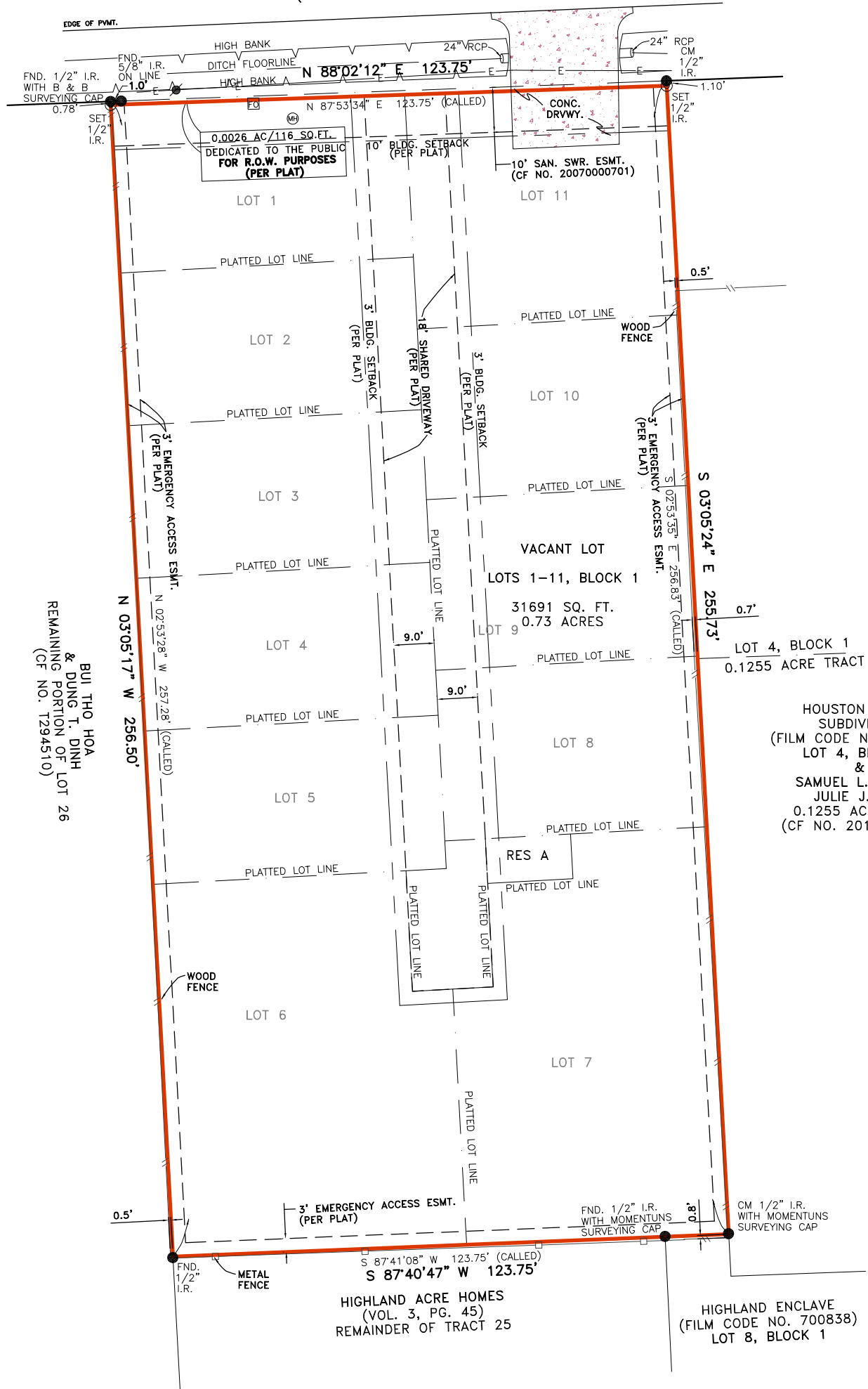


**FERGUSON WAY**

(VARIABLE WIDTH R.O.W.-PER PLAT)  
(VOL. 3, PG. 45, H.C.M.R.)  
(VOL. 9, PG. 43, H.C.M.R.)



**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC
- PLATTED LOT LINE
- HIGH BANK
- FOUND IRON ROD
- SET 1/2" IRON ROD
- POWER POLE
- FIBER OPTIC CABLE ROUTE
- MANHOLE
- CONTROL MONUMENT

BUI THO HOA  
& DUNG T. DINH  
REMAINING PORTION OF LOT 26  
(CF NO. 12945110)

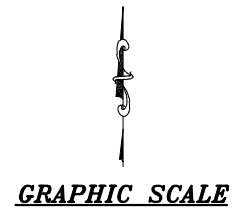
HOUSTON PEARL  
SUBDIVISION  
(FILM CODE NO. 580006)  
LOT 4, BLOCK 1  
&  
SAMUEL L. ARDS &  
JULIE J. ARDS  
0.1255 ACRE TRACT  
(CF NO. 20140360352)

HIGHLAND ACRE HOMES  
(VOL. 3, PG. 45)  
REMAINDER OF TRACT 25

HIGHLAND ENCLAVE  
(FILM CODE NO. 700838)  
LOT 8, BLOCK 1

FLOOD INFORMATION  
FIRM: 48201C PANEL: 0465 M  
REV. DATE: 06/09/2014  
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.



I, DONALD MATT COOKSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to PATTEN TITLE COMPANY and EYLON DEVELOPMENT 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: EYLON DEVELOPMENT LLC  
Address: 2021 FERGUSON WAY, HOUSTON, TX 77088 GF No. 9993-25-65347MP  
**Legal Description of the Land:**  
Lots 1 through 11, in Block 1 of LUXURY HIDDEN HOMES, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 706059, of the Map Records of Harris County, Texas.

**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.

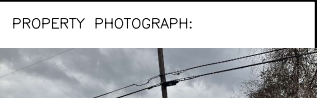
THIS SURVEY IS THE PROPERTY OF OVERLAND SURVEYORS CONSORTIUM. IT IS CERTIFIED FOR THIS USE ONLY, AND IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR OWNERS.

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

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY GF NO. 9993-25-65347MP ISSUED ON 12/30/25.

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTING OR FUTURE DEVELOPMENT STIPULATIONS. FUTURE DEVELOPMENT IS THE RESPONSIBILITY OF ENGINEERS/ARCHITECT. EASEMENTS AND SETBACKS ARE ONLY LIMITED TO WHAT IS DECLARED IN THE TITLE COMMITMENT PRESENTED TO OSC AT THE TIME OF THE SURVEY ORDER.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 3, PAGE 45A, FILM CODE NO. 580006, FILM CODE NO. 706059, MAP RECORDS, HARRIS COUNTY, TEXAS, CLERK'S FILE NO. RP-2023-475257, 20070000701, HARRIS COUNTY, TEXAS.



**"LAND TITLE" SURVEY**

JOB NO.:	2601050383	NO.	REVISION	DATE
DATE:	01/12/26			
DRAWN BY:	KB/UB			
APPROVED BY:	DMC			



FIRM REGISTRATION NO. 10190700  
DONALD MATT COOKSTON, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 4733  
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**Overland Consortium Inc. Surveyors**

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