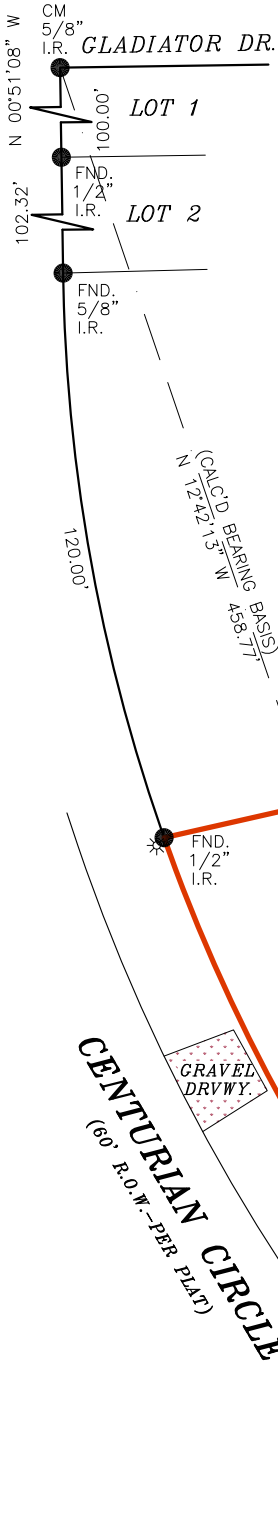


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	370.00'	150.00'	148.97'	N 31°02'55" W	23°13'41"



LINE	BEARING	DISTANCE
L1	S 72°12'35" E	45.00'



**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 WESTCOR LAND TITLE INSURANCE COMPANY GF NO. 9995-24-43898 ISSUED ON 02/26/24.

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.

**FLOOD INFORMATION**  
 FIRM: 48339C PANEL: 0600 G  
 REV. DATE: 08/18/2014  
 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.

VACANT LOT  
 LOT 4, BLOCK 9  
 18974 SQ. FT.  
 0.44 ACRES

**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- PROPERTY CORNER
- FOUND IRON ROD
- TRANSFORMER
- LIGHT POLE
- TELEPHONE PEDESTAL
- CONTROL MONUMENT

**GRAPHIC SCALE**



I, DONALD MATT COOKSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to PATTEN TITLE COMPANY

and 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: RUBEN HERNANDEZ AND IMELDA PEREZ  
 Address: 0 CENTURIAN CIR., ROMAN FOREST, TX 77357 GF No. 9995-24-43898

**Legal Description of the Land:** Lot 4, in Block 9 of ROMAN FOREST, SECTION II, a Subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Volume 9, Page 64 and transferred to Cabinet A, Sheet 32B of the Map Records of Montgomery County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CABINET A, SHEET 32B, MAP RECORDS, MONTGOMERY COUNTY, TEXAS VOLUME 721, PAGE 792, VOLUME 746, PAGE 207, VOLUME 747, PAGE 681, VOLUME 755, PAGE 299, RECORDS, MONTGOMERY COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



**"LAND TITLE" SURVEY**

JOB NO.:	2402042969	NO.	REVISION	DATE
DATE:	02/29/24			
DRAWN BY:	DT/MS			
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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**Overland Consortium Inc. Surveyors**

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