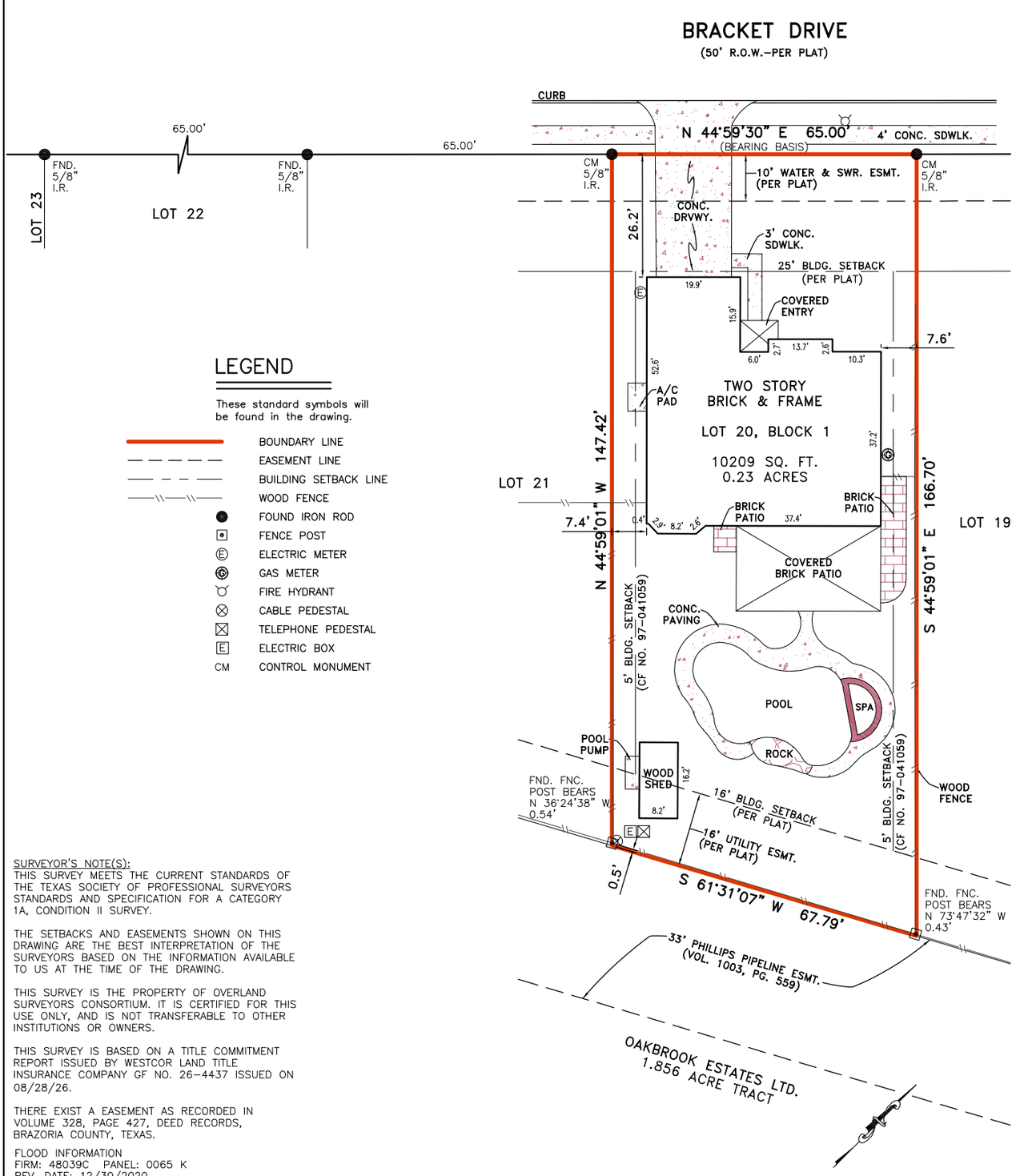


LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- FOUND IRON ROD
- FENCE POST
- ELECTRIC METER
- GAS METER
- FIRE HYDRANT
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- CM CONTROL MONUMENT

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 WESTCOR LAND TITLE INSURANCE COMPANY GF NO. 26-4437 ISSUED ON 08/28/26.

THERE EXIST A EASEMENT AS RECORDED IN VOLUME 328, PAGE 427, DEED RECORDS, BRAZORIA COUNTY, TEXAS.

FLOOD INFORMATION
FIRM: 48039C PANEL: 0065 K
REV. DATE: 12/30/2020
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.

GRAPHIC SCALE

0' 30' 60'

I, DONALD MATT COOKSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to SPARTAN TITLE LLC and BSR, 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: BSR, LLC

Address: 3907 BRACKET DR., PEARLAND, TX 77581 GF No. 26-4437

Legal Description of the Land:

Lot 20, in Block 1, of OAKBROOK ESTATES, SECTION THREE (3), a Subdivision in Brazoria County, Texas, according to the Map or Plat Thereof, Recorded in Volume 19, Pages 747-748 of the Plat Records of Brazoria County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 19, PAGE(S) 747-748, PLAT RECORDS, BRAZORIA COUNTY, TEXAS, CLERK'S FILE NO(S). 95-016421, 95-018714, 97-041059, 98-000482, 2012018140, 2012018141, 2022013104, 2022031955, 2022031958, 2022050037, 2022050050, 2022050051, OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS.

PROPERTY PHOTOGRAPH:



"LAND TITLE" SURVEY

JOB NO.:	2608053229	NO.	REVISION	DATE
DATE:	09/01/26			
DRAWN BY:	HM/UB			
APPROVED BY:	DMC			

STATE OF TEXAS REGISTERED DONALD M. COOKSTON 4733 PROFESSIONAL LAND SURVEYOR

FIRM REGISTRATION NO. 10190700

DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4733

Overland Consortium Inc. Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.