



0.11 ACRE TRACT  
HARRIS COUNTY, TEXAS

BEING A 0.11 ACRE TRACT OF LAND BEING ALL OF LOT SEVEN (7), IN BLOCK NINE (9), SOUTH END SUNNYSIDE ADDITION, AN UNRECORDED SUBDIVISION OUT OF INSTITUTE PLACE, A SUBDIVISION OF THE SOUTH PART OF THE LOUIS GLADITCH SURVEY, PATENT NO. 178, VOLUME 1, CERTIFICATE NO. 261, IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OF SAID SUBDIVISION RECORDED IN VOLUME 234, PAGE 227 OF THE DEED RECORDS OF HARRIS COUNTY, SAID LOT 7, BEING THE SAME TRACT OF LAND DESCRIBED IN CF. NO. U038614, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS (O.P.R.H.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND-BOUNDS AS FOLLOWS:

(BEARING BASIS = TEXAS SOUTH CENTRAL NAD 83)

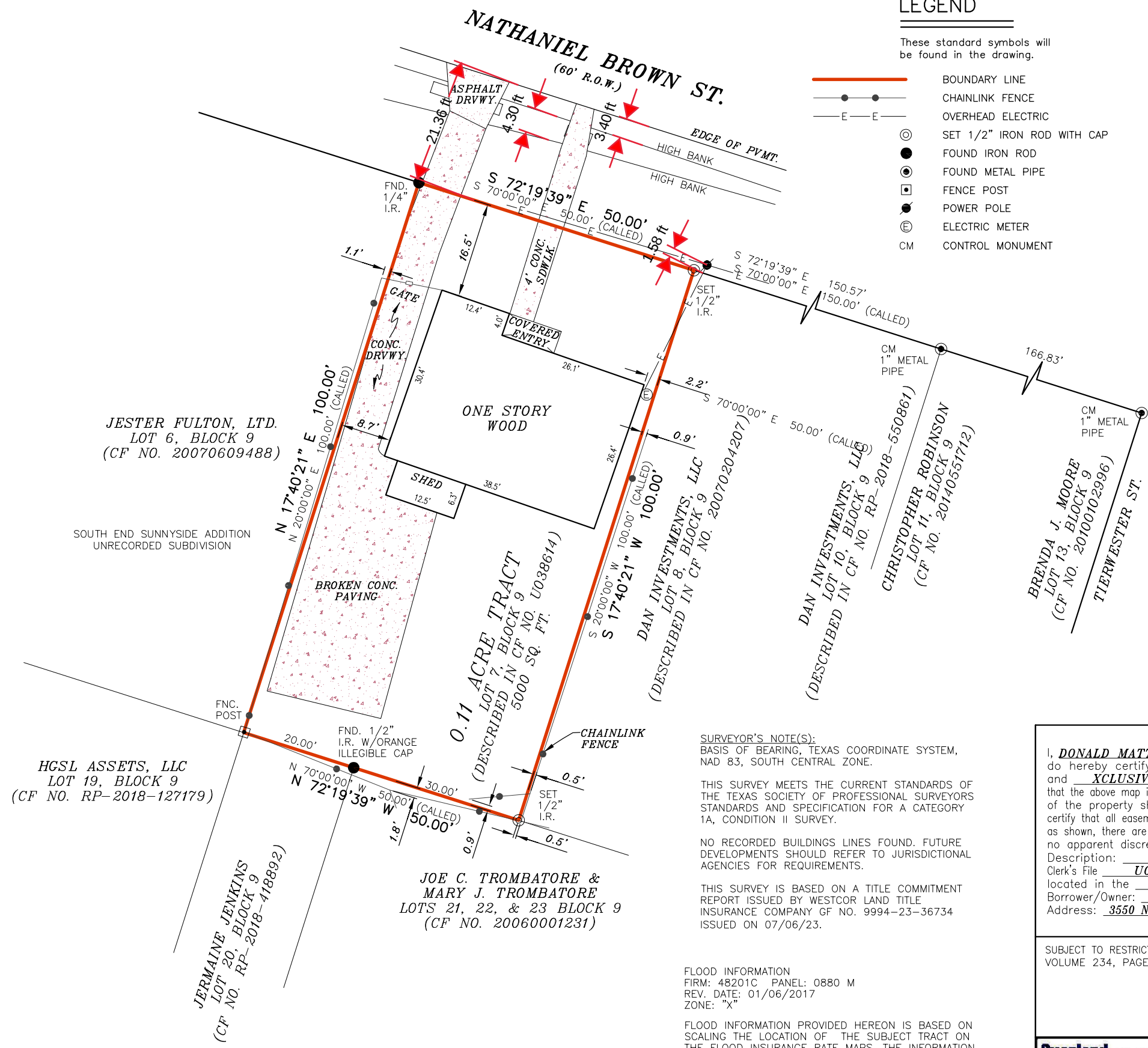
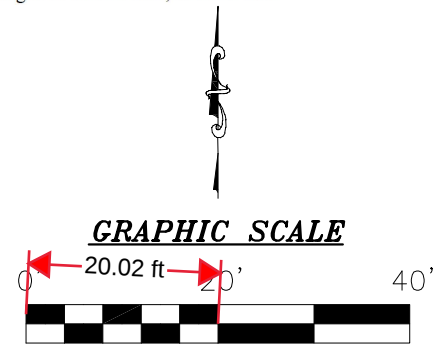
**BEGINNING** at a 1/4" iron rod found on the Southerly ROW line of Nathaniel Brown Street (60' ROW), at the Northeast corner of Lot 6, Block 9, of said South End Sunnyside Addition, unrecorded subdivision as described in CF. NO. 20070609488, (O.P.R.H.C.T.), for the Northwest corner of this tract.

THENCE S72°19'39"E, (called S70°00'00"E) along the Southerly ROW line of Nathaniel Brown Street, a distance of 50.00 feet to a 1/2" iron rod set on said ROW Line, at the Northwest corner of Lot 8, Block 9, of said South End Sunnyside Addition, unrecorded subdivision as described in CF. NO. 20070204207, (O.P.R.H.C.T.), for the Northeast corner of this tract, from which a 1" metal pipe found at the Northeast corner of Lot 10, Block 9, of said South End Sunnyside Addition, unrecorded subdivision as described in CF. NO. RP-2018-550861, (O.P.R.H.C.T.), bears S72°19'39"E, (called S70°00'00"E), a distance of 150.57 feet (called 150.00 feet).

THENCE S17°40'21"W, (called S20°00'00"W) along the common line of said Lot 8 and this tract, a distance of 100.00 feet to a 1/2" iron rod set at the Southwest corner of said Lot 8, for the Southeast corner of this tract.

THENCE N72°19'39"W, (called N70°00'00"W) along the South line of this tract, passing at a distance of 30.00 feet, a 1/2" iron rod found at the Northeast corner of Lot 20, Block 9, of said South End Sunnyside Addition, unrecorded subdivision as described in CF. NO. RP-2018-418892, (O.P.R.H.C.T.), for a total distance of 50.00 feet to a fence post found at the common corner of said Lots 6 & 20, for the Southwest corner of this tract.

THENCE N17°40'21"E, (called N20°00'00"E) along the common line of said Lot 6 and this tract, a distance of 100.00 feet to the **POINT OF BEGINNING** of this tract and containing 0.11 acre of land, more or less.



**SURVEYOR'S NOTE(S):**  
BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY GF NO. 9994-23-36734 ISSUED ON 07/06/23.

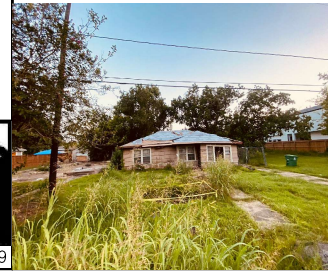
**FLOOD INFORMATION**  
FIRM: 48201C PANEL: 0880 M  
REV. DATE: 01/06/2017  
ZONE: "X"

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 **XCLUSIVE DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMPANY** 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.  
Description: **BEING A 0.11 ACRE PARCEL OF LAND** recorded in Clerk's File **U038614**, of the Map/Deed and Plat Records of **HARRIS** County, Texas, located in the **LOUIS GLADITCH SURVEY, A-178**  
Borrower/Owner: **CJ IRA LLC**  
Address: **3550 NATHANIEL BROWN ST., HOUSTON, TEXAS 77021** GF No. **9994-23-36734**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 234, PAGE 227, DEED 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

**LAND TITLE SURVEY**

|              |            |     |          |      |
|--------------|------------|-----|----------|------|
| JOB NO.:     | 2307040334 | NO. | REVISION | DATE |
| DATE:        | 07/16/23   |     |          |      |
| DRAWN BY:    | CP/AF      |     |          |      |
| 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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