

**0.10 ACRE TRACT  
HARRIS COUNTY, TEXAS**

BEING A 0.10 ACRE TRACT OF LAND BEING KNOWN AS TRACT 16, REPLAT OF WHISKEY PLAZA, A REPLAT HERETOFORE IN VOL. 141, PG. 16, PLAT RECORDS, HARRIS COUNTY, TEXAS, SAID TRACT 16, BEING THE SAME TRACT OF LAND DESCRIBED IN C.F. NO. C434484, 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 an "X" set in concrete on the East line of West Whitney Street (28' Private Road), at the Northwest corner of said Tract 15, of said Replat of Whiskey Plaza, as described in C.F. NO. R2-2019-534242, (O.P.R.H.C. T), and bearing S 87°36'25" W, a distance of 86.00 feet to a point found at the Southeast corner of said Tract 16, as described in C.F. NO. C434484, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS (O.P.R.H.C. T), and bearing S 02°23'35" E, a distance of 50.00 feet to a point found at the Southeast corner of said Tract 17, as described in C.F. NO. W6684479, (O.P.R.H.C. T), and bearing S 02°23'35" E, a distance of 250.00 feet.

THENCE N 02°23'35" W, along the East line of said West Whitney Street, a distance of 30.00 feet to an "X" set in concrete on the East line of said West Whitney Street, at the Southwest corner of a tract known as Tract 17, of said Replat of Whiskey Plaza, as described in C.F. NO. R2-2019-534242, (O.P.R.H.C. T), for the Northwest corner of this tract, from which a "P" iron rod found at the most Southerly Northwest corner of said Tract 17, bears N 02°23'35" W, a distance of 22.00 feet.

THENCE S 87°36'25" W, along the common line of said Tract 17 and this tract, a distance of 86.00 feet to a calculated point at the Southeast corner of this tract, from which a fence post found for reference bears N 68°50'45" W, a distance of 1.63 feet.

THENCE S 02°23'35" E, along the East line of this tract, a distance of 50.00 feet to a calculated point at the Northeast corner of said Tract 15, for the Southeast corner of this tract, from which a fence post found for reference bears S 73°52'28" W, a distance of 1.91 feet.

THENCE S 87°36'25" W, along the common line of said Tract 15, and this tract, a distance of 86.00 feet to the POINT OF BEGINNING of this tract and containing 0.10 acres of land, more or less.

**LEGEND**

These standardized symbols will be found in the drawing.

- BOUNDARY LINE
- WOOD FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- SET "X" ON CONCRETE
- FOUND IRON ROD
- FENCE POST
- LIGHT POLE
- CONTROL MONUMENT

**SURVEOR'S NOTES:**  
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS IN A CONDITION OF HIGH PRACTICE FOR A CATEGORY NO. 1 SURVEY.

NO RECORDED BUILDING LINES FOUND. FUTURE SURVEYORS ARE ADVISED TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

THIS SURVEY IS BASED ON A TITLE COMMITMENT BY THE MORTGAGEE'S TITLE INSURANCE COMPANY OF NO. TE6-2310352TK ISSUED ON 07/24/23.

BASES OF BEARINGS, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH-CENTRAL ZONE.

FLOOD INFORMATION  
FLOOD INSURANCE RATE MAP NO. 0680 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 IS NOT A GUARANTEE OF ACCURACY. 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 **VERY EAST HOMEBUILDERS, LLC** and **VERY EAST HOMEBUILDERS, 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 between the date of the recorded plat and the date of this plat.

DEED: **BEING A 0.10 ACRE PARCEL OF LAND HARRIS COUNTY, TEXAS**  
Owner: **SAMUEL W. ALLEN SURVEY, A-34**  
Borrower/Downer: **VERY EAST HOMEBUILDERS, LLC**  
Address: **122 W. WHITNEY ST., HOUSTON, TX 77018** Cf No. **TE6-2310352TK**

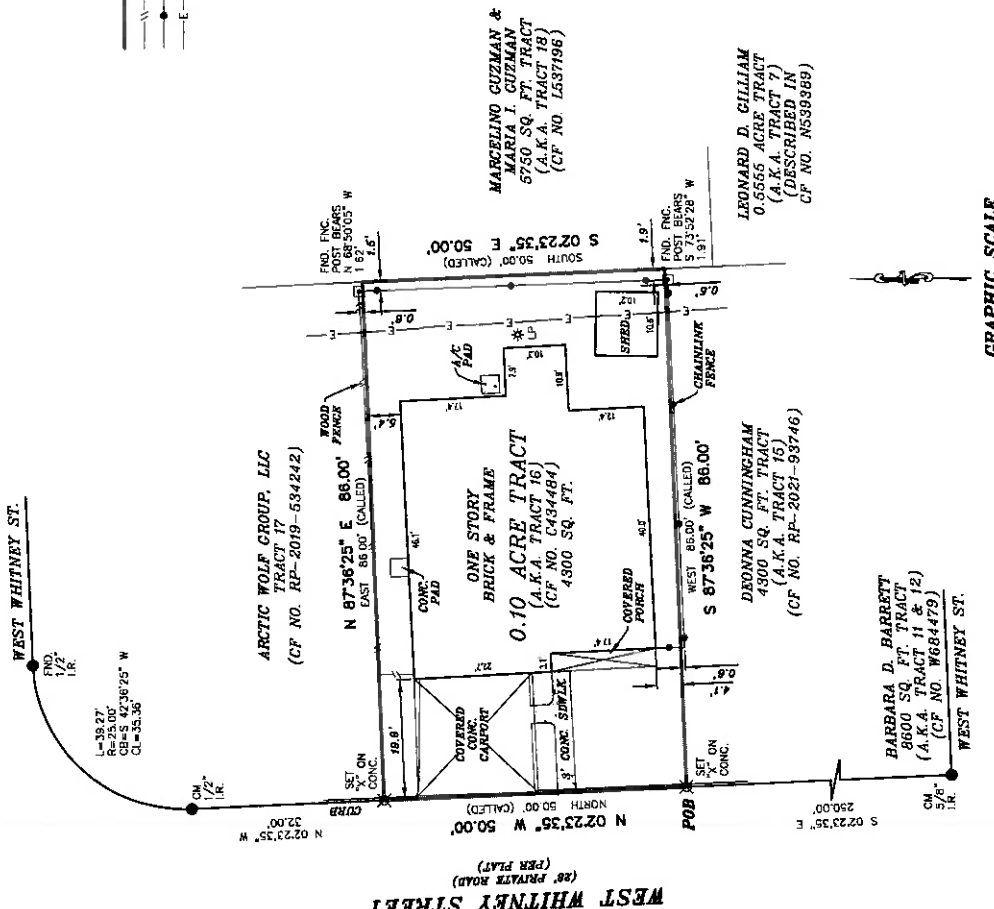
SUBJECT TO RESTRICTIONS COVENANTS AND/OR EASEMENTS RECORDED IN:  
VOLUME 134, PAGE 11, RE. PAT. VOLUME 111, PAGE 10, P.M. RECORDS, HARRIS COUNTY, TEXAS



**Overland Consortium Inc.**  
Tel: 281-940-5889 Fax: 281-207-6475

599 E. BASSE ROAD, SUITE 180, BOX 571, SAN ANTONIO, TEXAS 78203

REGISTERED PROFESSIONAL LAND SURVEYOR  
DONALD MATT COOKSTON, R.P.L.S.  
Registration No. 4733  
COMPLIES WITH METES REQUIREMENTS TO CREATE AND CONVEY LAND.



BARBARA D. BARETT  
8600 SQ. FT. TRACT  
(A.K.A. TRACT 11 & 12)  
(CF NO. W6684479)

DEONNA CUNNINGHAM  
4300 SQ. FT. TRACT  
(A.K.A. TRACT 16)  
(CF NO. RP-2021-93746)

MARCELINO GUZMAN &  
MARIA I. GUZMAN  
5750 SQ. FT. TRACT  
(A.K.A. TRACT 18)  
(CF NO. L537196)

LEONARD D. GILLIAM  
0.5555 ACRES TRACT  
(A.K.A. TRACT 7)  
(DESCRIBED IN  
CP NO. N5393889)

ARCTIC WOLF GROUP, LLC  
TRACT 17  
(CF NO. RP-2019-534242)

WEST WHITNEY STREET  
(28' PRIVATE ROAD)

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HARRIS COUNTY, TEXAS**

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(BEARING BASIS = TEXAS SOUTH CENTRAL NAD 83)

**BEGINNING** at an "X" set in concrete on the East line of West Whitney Street (28' Private Road), at the Northwest corner of a 4,300 SQ. FT. tract known as Tract 15, of said Replat of Whitney Plaza, as described in CF. NO. RP-2021-93746, (O.P.R.H.C.T.), for the Southwest corner of this tract, from which a 5/8" iron rod found at the Southwest corner of a 8,600 SQ. FT. tract known as Tracts 11 & 12, of said Replat of Whitney Plaza, as described in CF. NO. W684479, (O.P.R.H.C.T.), bears S02°23'35"E, a distance of 250.00 feet.

THENCE N02°23'35"W, along the East line of said West Whitney Street, a distance of 50.00 feet to an "X" set in concrete on the East line of said West Whitney Street, at the Southwest corner of a tract known as Tract 17, of said Replat of Whitney Plaza, as described in CF. NO. RP-2019-534242, (O.P.R.H.C.T.), for the Northwest corner of this tract, from which a ½" iron rod found at the most Southerly Northwest corner of said Tract 17, bears N02°23'35"W, a distance of 32.00 feet.

THENCE N87°36'25"E, along the common line of said Tract 17 and this tract, a distance of 86.00 feet to a calculated point at the Southeast corner of said Tract 17, for the Northeast corner of this tract, from which a fence post found for reference bears N68°50'05"W, a distance of 1.62 feet.

THENCE S02°23'35"E, along the East line of this tract, a distance of 50.00 feet to a calculated point at the Northeast corner of said Tract 15, for the Southeast corner of this tract, from which a fence post found for reference bears S73°52'28"W, a distance of 1.91 feet.

THENCE S87°36'25"W, along the common line of said Tract 15 and this tract, a distance of 86.00 feet to the **POINT OF BEGINNING** of this tract and containing 0.10 acres of land, more or less.