

SURVEYOR'S NOTE:
 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 FIRST NATIONAL TITLE INSURANCE COMPANY OF NO. 20-464299-SP ISSUED ON 01/28/20.

BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

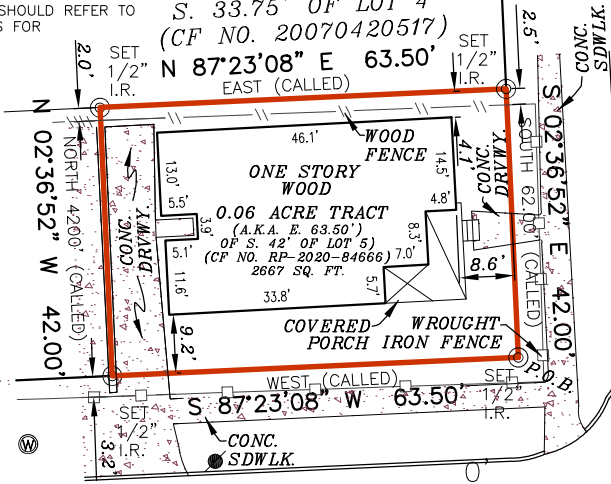
NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

ORANGE ST.

JESTER FULTON LTD
 E. 1/2 OF LOT 1 & 2
 (CF NO. 20140571816)

HECTOR NARANJO &
 ANABELLE NARANJO
 N. 8' OF LOT 5 &
 S. 33.75' OF LOT 4
 (CF NO. 20070420517)

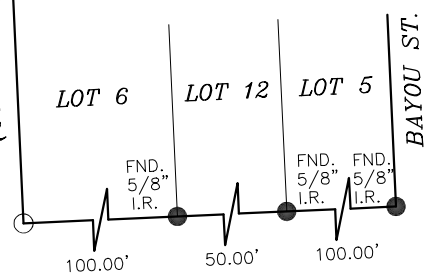
SHANE GREEN
 PROPERTIES, LLC
 E. 1/2 OF LOT 5
 (CF NO. RP-2020-84666)



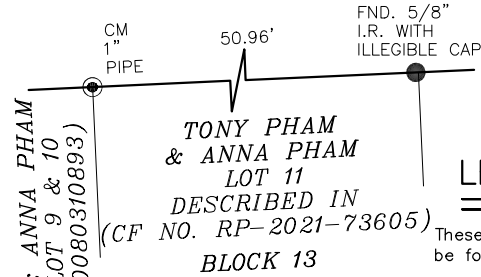
GRAPHIC SCALE



BLOCK 7



STONEWALL ST.
 (60' R.O.W.)



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- WOOD FENCE
- WROUGHT IRON FENCE
- SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- FENCE POST
- WATER METER
- POWER POLE
- CONTROL MONUMENT

FLOOD INFORMATION
 FIRM: 48201C PANEL: 0690 N
 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.

**0.06 ACRE TRACT
 FIELD NOTE DESCRIPTION**

BEING THE EAST 63.50 FEET OF THE SOUTH 42 FEET OF LOT FIVE (5), IN BLOCK EIGHT (8), OF SYDNOR ADDITION, AN UNRECORDED SUBDIVISION TO THE CITY OF HOUSTON, ON THE NORTH SIDE OF BUFFALO BAYOU, IN HARRIS COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED BY WARRANTY DEED IN CLERK'S FILE NO. RP-2020-84666, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING** at a 1/2" iron rod set at the intersection of the North line of Stonewall Street (60' R.O.W) with the West line of Sydnor Street (60' R.O.W.), same being the Southeast corner of said Lot 5 for the Southeast corner hereof.
- THENCE** S 87°23'08"W (called West) along the North line of Stonewall Street and the South line of said Lot 5 for 63.50 feet to a 1/2" iron rod set for the Southwest corner hereof.
- THENCE** N 02°36'52"W, crossing Lot 5 for 42.00 feet to a 1/2" iron rod set on the South line of that certain Hector and Anabelle Naranjo tract of land recorded in Document No. 20070420517, Official Public Records of Harris County, Texas, for the Northwest corner hereof.
- THENCE** N 87°23'08"E (called East) along the South line of said Naranjo tract for 63.50 feet to a 1/2" iron rod set on the West line of Sydnor Street for the Northeast corner hereof, from which a 1 inch iron pipe found for reference on the South line of Orange Street Bears N 02°36'52"W, 208.00 feet;
- THENCE** S 02°36'52"E (called South) along the West line of said Sydnor Street for 42.00 feet to the **POINT OF BEGINNING** and containing 0.06 acre (2667 Sq. Ft.) of land.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SOUTH CENTRAL ZONE, NAD 83.

I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **CAPITAL TITLE OF TEXAS, LLC** and **JET LENDING 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.
 Description: **BEING A 0.06 ACRE PARCEL OF LAND** recorded in Clerk's File **RP-2020-84666**, of the Map/Deed and Plat Records of **HARRIS** County, Texas, located in the **SAMUEL M. HARRIS SURVEY, A-327**
 Borrower: **SHANE GREEN PROPERTIES, LLC**
 Address: **1401 SYDNOR ST., HOUSTON, TX 77020** GF No. **20-464299-SP**

LAND TITLE SURVEY

JOB NO.:	2102024638-B	NO.	REVISION	DATE
DATE:	02/08/18	1.	REVISED BOUNDARY PER GPS POINTS & UPDATED SURVEY	02/10/21
DRAWN BY:	MI			
APPROVED BY:	DMC		(REFER JOB NO. 1802009284)	



Donald Matt Cookston

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: PROPERTY PHOTOGRAPH:



Overland Consortium Inc. Surveyors

Tel: 281-940-8869 Fax: 281-207-6476

1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

FIRM REGISTRATION NO. 10190700

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

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