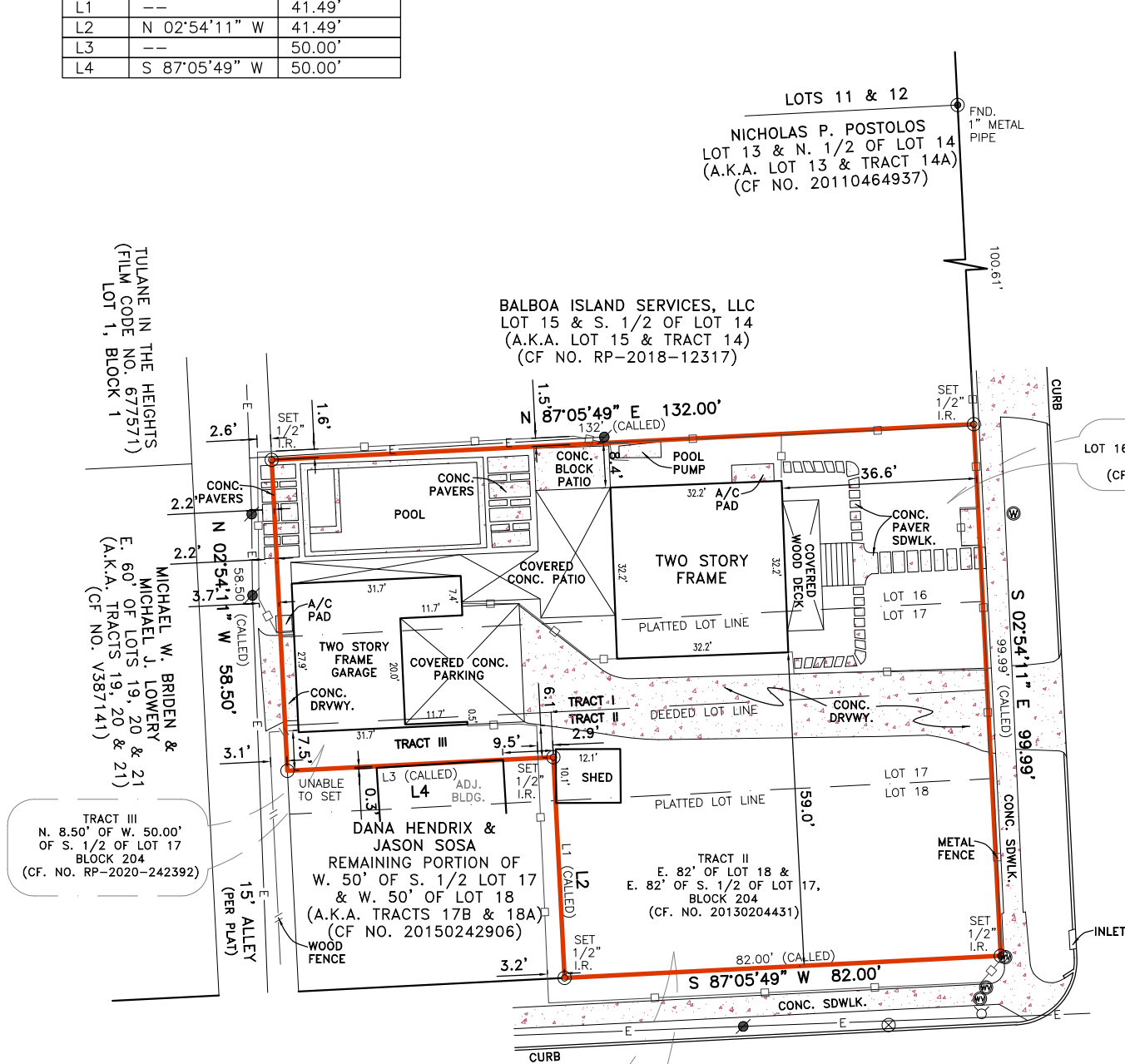


LINE	BEARING	DISTANCE
L1	--	41.49'
L2	N 02°54'11" W	41.49'
L3	--	50.00'
L4	S 87°05'49" W	50.00'



TULANE IN THE HEIGHTS  
(FILM CODE NO. 677571)  
LOT 1, BLOCK 1

MICHAEL W. BRIDEN &  
MICHAEL J. LOWERY  
(A.K.A. TRACTS 19, 20 & 21)  
(CF. NO. V387141)

TRACT III  
N. 8.50' OF W. 50.00'  
OF S. 1/2 OF LOT 17  
BLOCK 204  
(CF. NO. RP-2020-242392)

TRACT I  
LOT 16 & N. 1/2 OF LOT 17,  
BLOCK 204  
(CF. NO. 20130204431)

LOT 16 & N. 1/2 OF LOT 17,  
E. 82' OF LOT 18 & E. 82' OF S. 1/2 OF LOT 17,  
N. 8.50' OF W. 50' OF S. 1/2 OF LOT 17  
BLOCK 204  
(A.K.A. TRS. 17A, 17B-1 & 18A-1  
TRS. 17 & 18)

11,124 SQ. FT.  
0.2554 ACRE

11TH AVENUE  
(70' R.O.W.)  
(A.K.A. W. 11TH ST.)

**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.

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

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.

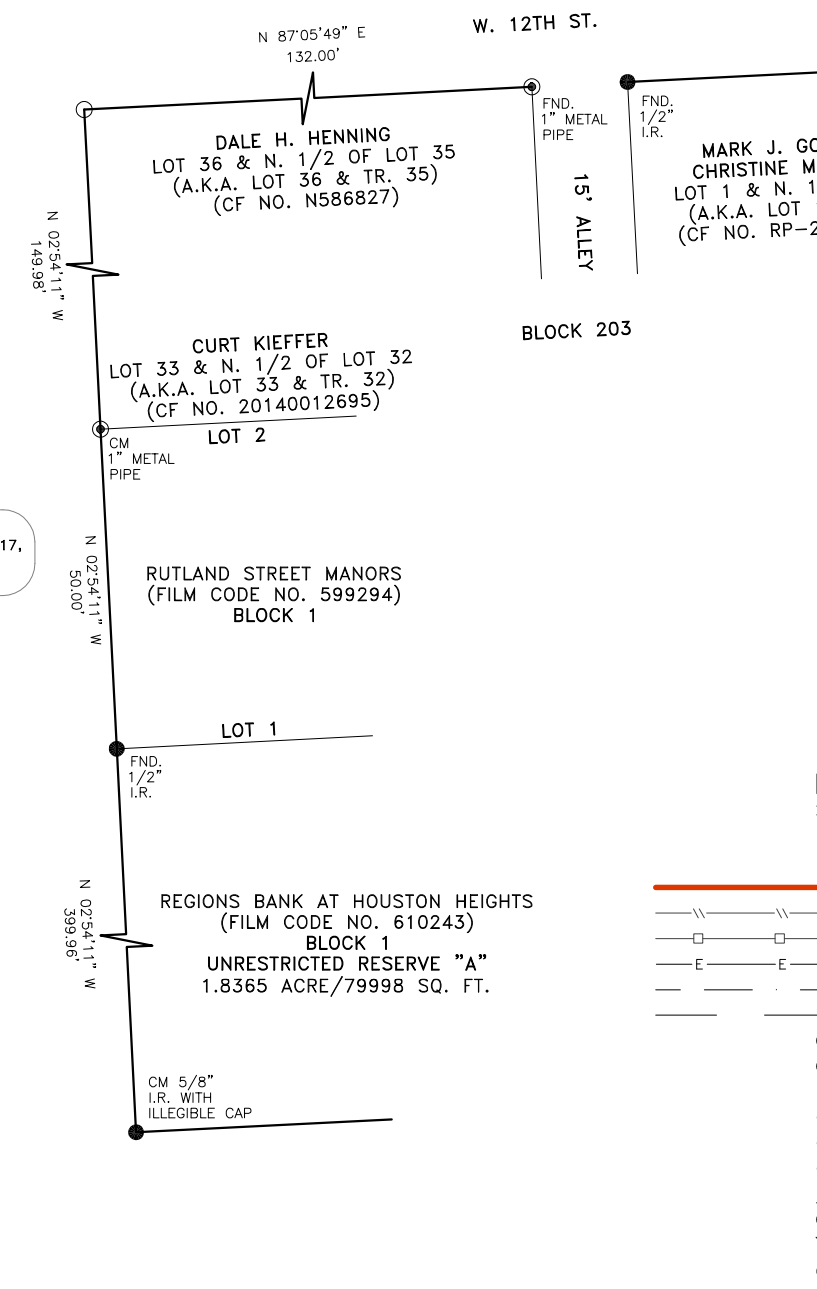
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY GF NO. FTH-21-FAH26000435 ISSUED ON 02/06/26.

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

FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 01/30/26, NO NEW FIELD WORK HAS BEEN DONE FOR THIS UPDATE.

FLOOD INFORMATION  
FIRM: 48201C PANEL: 0670 M  
REV. DATE: 06/09/2014  
ZONE: "X"

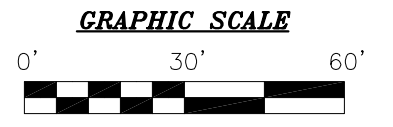
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.



**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- WOOD FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC
- PLATTED LOT LINE
- DEEDED LOT LINE
- ⊙ SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- ⊙ FOUND METAL PIPE
- ⊗ CABLE PEDESTAL
- ⊙ WATER METER
- ⊙ POWER POLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- CM CONTROL MONUMENT



I, RODRIC R REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to FIDELITY NATIONAL TITLE AGENCY, INC. 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: SUSAN K. DAVIS  
Address: SEE ABOVE GF No. FTH-21-FAH26000435

**Legal Description of the Land:** SEE ABOVE

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 1, PAGE 114, MAP RECORDS, HARRIS COUNTY, TEXAS; AND CLERK'S FILE NO(S). N856007, R050046, V620908 AND V719174, 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

**Legal Description of the Land:**  
Tract I:  
Lot Sixteen (16), and the adjoining North 1/2 of Lot Seventeen (17), in Block 204, of HOUSTON HEIGHTS, a subdivision in Harris County, Texas; according to the Map or Plat thereof recorded in Volume 1, Page 114 of the Map Records of Harris County, Texas.

Tract II:  
The East 82 feet of Lot Eighteen (18) and the East 82 feet of the South 1/2 of Lot Seventeen (17), in Block 204, of HOUSTON HEIGHTS, a subdivision in Harris County, Texas; according to the Map or Plat thereof recorded in Volume 1, Page 114 of the Map Records of Harris County, Texas.

Tract III:  
Being a 0.008 acre parcel of land situated in the J. Austin Survey, Harris County, Texas, and the north 8.50' of the west 50.00' of the south half of Lot 17, in Block 204 of Houston Heights as recorded in Volume 1, Page 114 of the Map Records of Harris County, Texas.

**Address:**  
TRACT I & III : 1109 RUTLAND ST., HOUSTON, TX 77008  
TRACT II : 409 W. 11TH ST., HOUSTON, TX 77008

**"LAND TITLE" SURVEY**

JOB NO.:	2601050511	NO.	REVISION	DATE
DATE:	01/30/26	01.	UPDATED SURVEY PER NEW TC & ADDED DIMENSION TO ADJ. BLDG.	02/10/26
DRAWN BY:	UR			
APPROVED BY:	RRR			

*Rodric R. Reese*

FIRM REGISTRATION NO. 10190700  
THIS SURVEY IS CONTRACTED TO RODRIC R REESE, RPLS PHONE NUMBER 713-647-1315

RODRIC R REESE, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 5883  
COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.