



LEGEND

FENCE
—●—●—● CHAIN LINK
// // WOOD
SET 1/2" I.R.
● W/CAP MARKED
"SURVEY 1"



LAND TITLE SURVEY

0' 10' 20' 40'
SCALE 1"=20'

LOUIS
GLADITCH SURVEY
ABSTRACT 304

LOTS 4 & 5
ZEESHAN MEMON
C.F. NO. RP-2016-263905
O.P.R.H.C.

LOT 6
ABIDA ALI
C.F. NO.
RP-2016-263710
O.P.R.H.C.

LOT 17
GREATNESS
OF TEXAS,
LLC.
C.F. NO.
RP-2022-54706
O.P.R.H.C.

LOT 18
0.1148 ACRES
(5,000 SQ.FT.)
(VACANT)

LOT 19
HILARIO F. FERNANDEZ
C.F. NO. X479974
O.P.R.H.C.

LA SALETTE STREET
(A.K.A. ISAACS STREET)
(60' R.O.W.)

BLOCK 16,
SOUTH END
SUNNYSIDE
ADDITION
(UNRECORDED)

P.O.C.
INTERSECTION OF
THE E. R.O.W. LINE
OF LA SALETTE ST.
& THE N. R.O.W.
LINE OF LYDIA ST.
FND 1/2" I.R.
(B)
P.O.B.
FND 1/2" I.R.
(A)
S 70°00'00" E 242.80'
N 20°00'00" E 100.00'
S 70°00'00" E 50.00'
S 20°00'00" W 100.00'
N 70°00'00" W 50.00'
LYDIA STREET
(60' R.O.W.)

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO GARY GLAZEBROOK AND BILLY GLAZEBROOK, RECORDED IN COUNTY CLERK'S FILE NO. 20070286531 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE CLIENT, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO ONEX HOLDINGS INC FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.1148 ACRES (5,000 SQUARE FEET) SITUATED IN THE LOUIS GLADITCH SURVEY, ABSTRACT 304, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE
FACTS FOUND ON THE GROUND DURING THE COURSE OF A
LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON
APRIL 7, 2025 AND THAT THIS SURVEY SUBSTANTIALLY
COMPLIES WITH THE CURRENT TEXAS SOCIETY OF
PROFESSIONAL SURVEYORS MANUAL OF PRACTICE
REQUIREMENTS FOR A CATEGORY 1A, CONDITION III SURVEY;
AND THAT THERE ARE NO ENCROACHMENTS OR
PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

CLIENT:
ONEX HOLDING INC

ADDRESS:
LYDIA STREET

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: CD	TECH: SF
DRAFTER: LG3	FINAL CHECK: ef
DATE: APRIL 10, 2025	
JOB#: 4-149210-25	

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.1148 ACRES (5,000 SQUARE FEET) SITUATED
IN THE LOUIS GLADITCH SURVEY, ABSTRACT 304
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.1148 acres (5,000 square feet), situated in the Louis Gladitch Survey, Abstract 304, Harris County, Texas, being out of Institute Place, a subdivision recorded in Volume 234, Page 227, Deed Records of Harris County, Texas, being Lot 18, in Block 16, of South End Sunnyside Addition, an unrecorded subdivision, being all of a tract of land conveyed unto Gary Glazebrook and Billy Glazbrook by deed recorded in Clerk's File No. 20070286531, of the Deed Records of Harris County, Texas. Said 0.1148-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2-inch iron rod at the intersection of the east right-of-way line of La Salette Street (60 feet wide) and the north right-of-way line of Lydia Street (60 feet wide);

THENCE South 70°00'00" East, along the north right-of-way line of said Lydia Street, a distance of 242.80 feet to a found 1/2-inch iron rod for the southwest corner and POINT OF BEGINNING of the said tract herein described;

THENCE North 20°00'00" East, a distance of 100.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northwest corner of the said tract herein described;

THENCE South 70°00'00" East, a distance of 50.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northeast corner of the said tract herein described;

THENCE South 20°00'00" West, a distance of 100.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the north right-of-way line of said Lydia Street for the southeast corner of the said tract herein described;

THENCE North 70°00'00" West, along the north right-of-way line of said Lydia Street, a distance of 50.00 feet to the POINT OF BEGINNING and containing 0.1148 acres (5,000 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated April 10, 2025, job number 4-149210-25.

