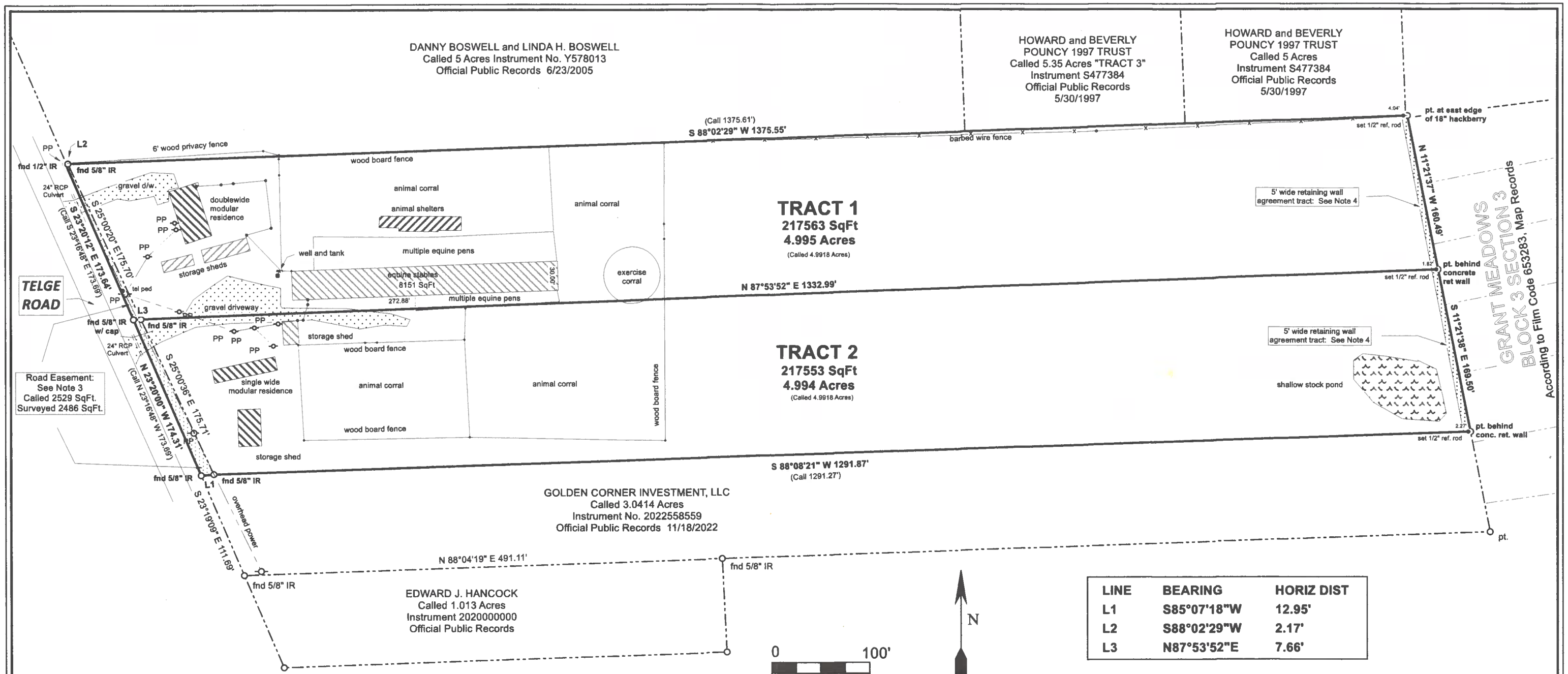

LINE	BEARING	HORIZ DIST
L1	S85°07'18"W	12.95'
L2	S88°02'29"W	2.17'
L3	N87°53'52"E	7.66'

According to FEMA flood map for Harris County, this entire tract lies within Zone A (no Base Flood Elevation) and Zone AE, both zones being in the 1% chance (100 year) flood plain.

I, Henry S. Maddux III, Registered Professional Land Surveyor No. 6706, do certify that this plat represents a survey made on the ground under my supervision and that no overages, underages, or encroachments were located on the property except as shown hereon.

Henry S. Maddux III — 02/25/2024

Henry S. Maddux III — Date

STATE OF TEXAS REGISTERED HENRY S MADDUX III 6706 PROFESSIONAL LAND SURVEYOR

NOTES:
1. Property Address: 17034 Telge Road, Cypress, Texas 77429.
2. Deed of Record: Estate of Brendia Jean Fisher Watts to William H. Watts, Instrument No. 2020568700, Official Public Records, 11/13/2020.
3. Prior Deed: William A. Page and Ruth M. Page to William H. Watts and Brendia J. Watts, "Tract 1" a Called 4.9918 Acre tract, and "Tract 2" a Called 4.9918 Acre Tract, Official Public Records.
4. Road Easement: William H. Watts in favor of the County of harris: A called 0.0581 acre tract, Instrument No. 2018469880, Official Public Records, 8/6/2018.
5. Retaining Wall Agreement between William H. Watts and Woodmere Development Company, Ltd., Instrument No. 2019387013, Official Public Records, 7/23/2019.
6. All monuments set are 1/2 inch iron rods with orange plastic caps marked "STARRSURV RPLS 6706".
7. All bearings shown hereon are referenced to the Texas Coordinate System of 1983 (NAD83 2011), South Central Zone.
8. All distances shown are grid distances and can be converted to surface horizontal distances by dividing by a combined scale factor of 0.9999251.
9. This survey was completed without the benefit of a Title Commitment. Consequently, there may be easements or other encumbrances associated with this property that are not shown hereon.

SURVEY PLAT OF

WILLIAM H. WATTS 9.989 ACRES

JAMES D. COOKE SURVEY A-207
HARRIS COUNTY, TEXAS

STARR SURVEYING
TEXAS LICENSED SURV. FIRM NO. 10193754
3779 W. FM 436
BELTON, TEXAS 76513
936-662-0077

JOB NO. 24015 — CUSTOMER: KEVIN WATTS

DRWN: HSM — DATE: 02/25/2024

Traverse PC