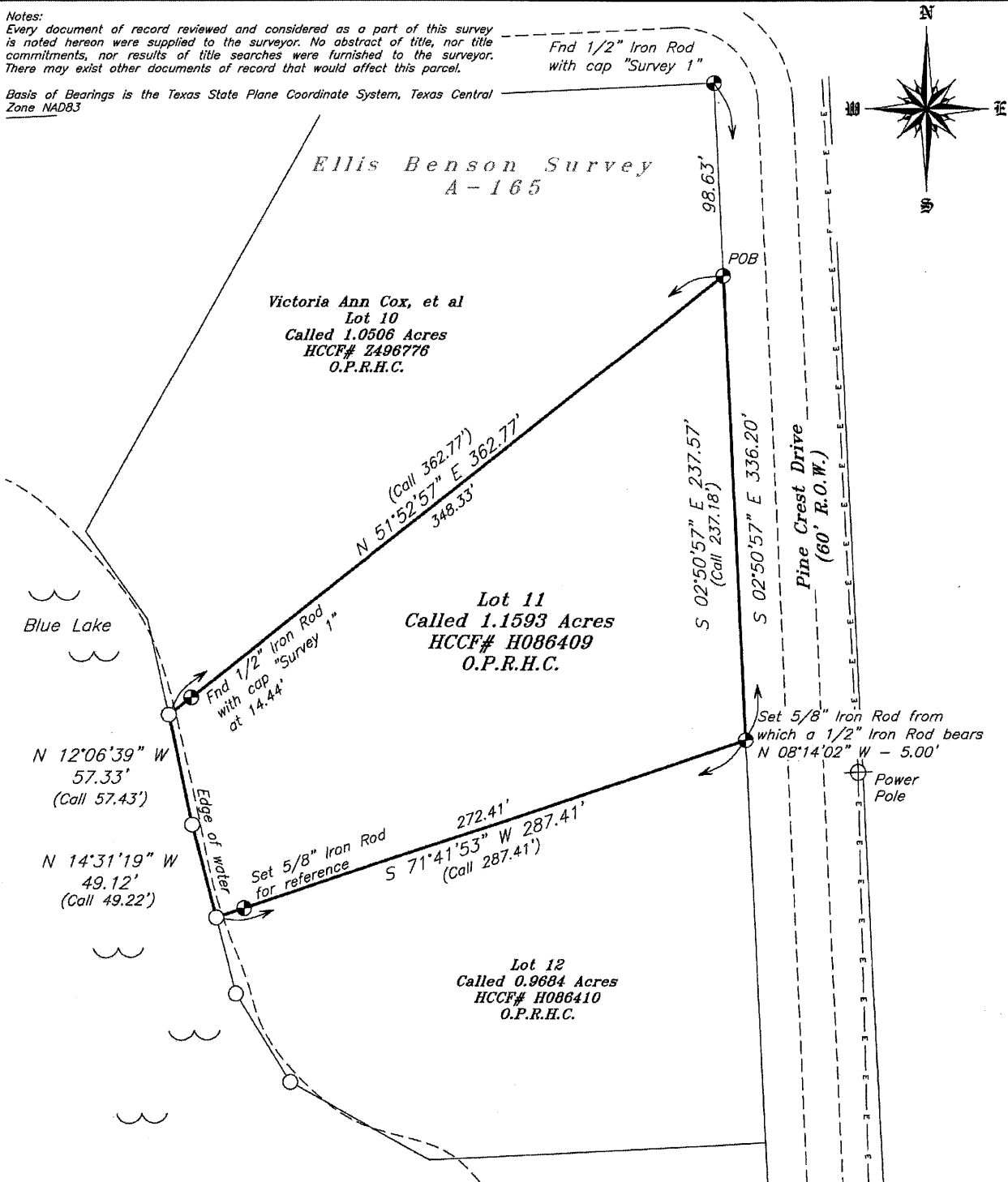


**Notes:**

Every document of record reviewed and considered as a part of this survey is noted hereon were supplied to the surveyor. No abstract of title, nor title commitments, nor results of title searches were furnished to the surveyor. There may exist other documents of record that would affect this parcel.

Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83



LEGEND	
Fence Line	-x-x-x-
Overhead Powerline	-ε-ε-ε-
Building Line	- - - - -
Utility Easement	- - - - -
Found 1/2" Iron Rod (Unless Noted)	⊕
Point for corner in water	○

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was correct at the time of the survey.

Dated this, the 28th day of May, 2024.

*Kenneth E. Savoy*

KENNETH E. SAVOY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5730



## MAP OF SURVEY OF

1.1593 ACRES OF LAND, SITUATED IN THE ELLIS BENSON SURVEY, A-165, HARRIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 1.1593 ACRE TRACT DESCRIBED IN INSTRUMENT TO LOUIS JOSEPH FOLGORE IN CLERKS FILE NO. H086409 IN THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, REFERENCED AS LOT ELEVEN (11), BLOCK TWO (2) OF CYPRESS POINT SUBDIVISION, SECTION NO. SEVEN (7), (UNRECORDED), WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83

## WASHBURN COMPANY

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May 28, 2024  
Book: 519  
Page: 68  
File: 24050008 Jaehne  
Firm No. 10104100

**WASHBURN & COMPANY**

Land Surveyors  
P.O. Box 460 Cleveland, Texas

FIELD NOTE DESCRIPTION  
1.1588 ACRES  
ELLIS BENSON SURVEY, ABSTRACT No. 165  
HARRIS COUNTY, TEXAS

**BEING** a 1.1588 acre tract of land, situated in the Ellis Benson Survey, Abstract No. 165, Harris County, Texas, being all of that certain called 1.1593 acre tract described in instrument to Louis Joseph Folgore in Clerks File No. H086409 in the Official Public Records of Harris County, referenced as Lot Eleven (11), Block Two (2) of Cypress Point Subdivision, Section No. Seven (7), (Unrecorded), being more fully described by metes and bounds as follows with all bearings based on the Texas State Plane Coordinate System, Texas Central Zone, NAD83:

**BEGINNING** at a found 1/2 inch iron rod situated in the apparent, occupied and monumented west right-of-way line of Pine Crest Drive (60' R.O.W.), being the southeast corner of that certain called 1.0506 acre tract conveyed in instrument to Victoria Ann Cox, et al in Clerks File No. Z496776 in the Official Public Records of Harris County, referenced as Lot Ten (10), Block Two (2) of said Cypress Point Subdivision, Section No. Seven (7), (Unrecorded), and the northeast corner of the said 1.1593 acre tract and the **POINT OF BEGINNING** of the herein described tract, from which a 1/2 inch iron rod with cap stamped "Survey 1" found for the northeast corner of the said 1.0506 acre tract bears North 02°50'57" West 98.63 feet;

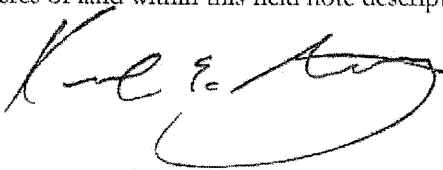
**THENCE** South 02°50'57" East along the said west right of way line of Pine Crest Drive 237.57 feet to a 5/8 inch iron rod set for the northeast corner of that certain called 0.9684 acre tract described in instrument to Margaretmary Folgore in the Official Public Records of Harris County, referenced as Lot Twelve (12), Block Two (2) of said Cypress Point Subdivision, and for the southeast corner of the said 1.1593 acre tract and the herein described tract, from which a found 1/2 inch iron rod bears North 08°14'02" West a distance of 5.00 feet;

**THENCE** South 71°41'53" West, at 272.41 feet, pass a 5/8 inch iron rod set for reference, in all 287.41 feet to a point in the water of Blue Lake;

**THENCE** North 14°31'19" West a distance of 49.12 feet to a point in the water;

**THENCE** North 12°06'39" West a distance of 57.33 feet to a point in the water;

**THENCE** North 51°52'57" East, at 14.44 feet pass a 1/2 inch iron rod with cap stamped "Survey 1" found for reference, in all a distance of 362.77 feet to the **POINT OF BEGINNING**, containing a computed area of 1.1588 acres of land within this field note description.

  
Kenneth E. Savoy, R.P.L.S. 5730

28 May, 2024

