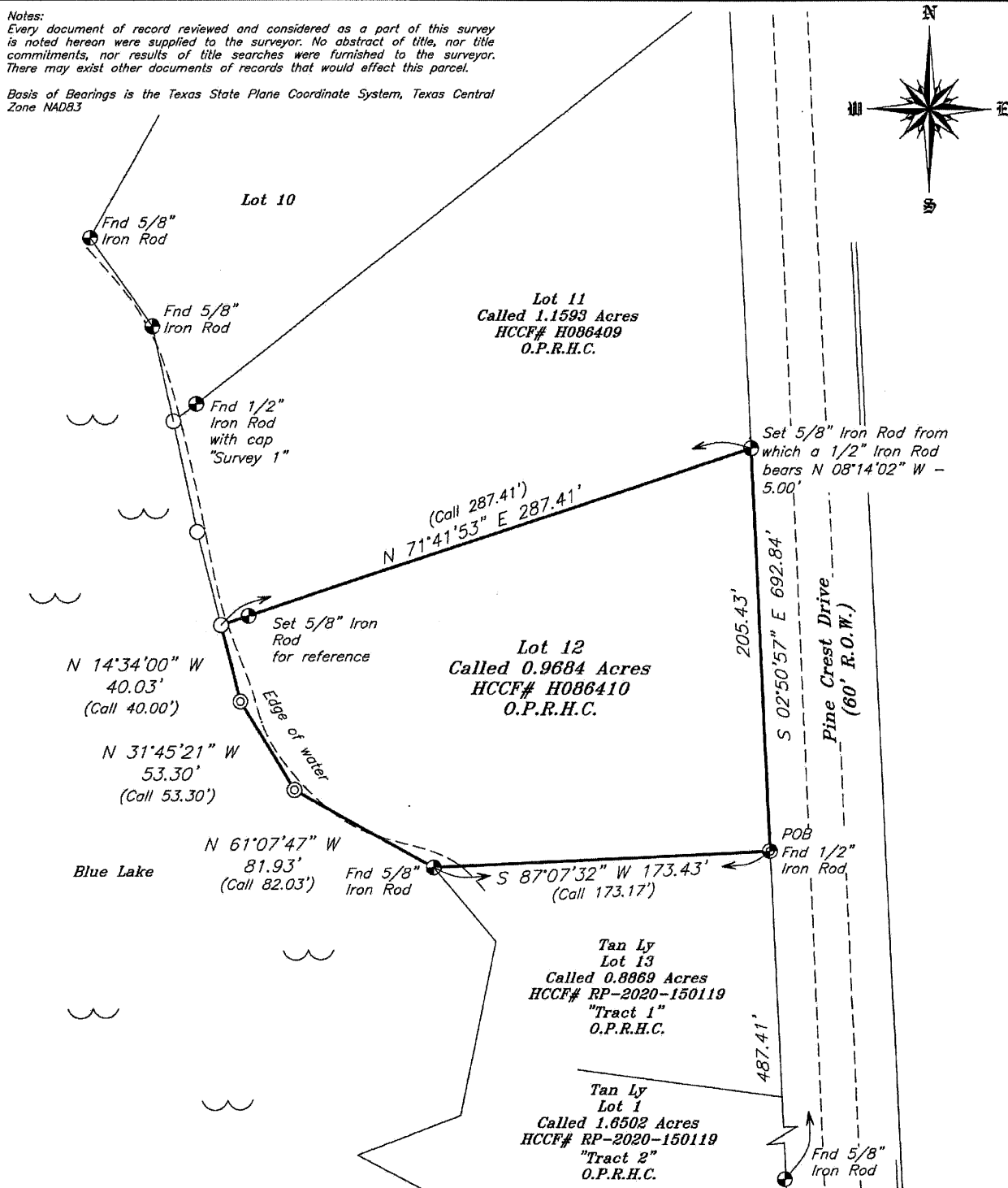
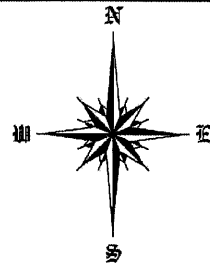


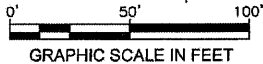
Notes:

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 records that would effect this parcel.

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



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



MAP OF SURVEY OF

0.9692 ACRES OF LAND, SITUATED IN THE ELLIS BENSON SURVEY, A-165, HARRIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 0.9684 ACRE TRACT DESCRIBED IN INSTRUMENT TO MARGARETMARY FOLGORE IN CLERKS FILE NO. H086410 IN THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, REFERENCED AS LOT TWELVE (12), 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

LAND SURVEYORS
Residential, Commercial, Construction,
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May 28, 2024
Book: 519
Page: 68
File: 24050008 Jaehne
Firm No. 10104100

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
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5730

WASHBURN & COMPANY

Land Surveyors

P.O. Box 460 Cleveland, Texas

FIELD NOTE DESCRIPTION

0.9692 ACRES

ELLIS BENSON SURVEY, ABSTRACT No. 165

HARRIS COUNTY, TEXAS

BEING a 0.9692 acre tract of land, situated in the Ellis Benson Survey, Abstract No. 165, Harris County, Texas, being all of that certain called 0.9684 acre tract described in instrument to Margaretmary Folgore in Clerks File No. H086410 in the Official Public Records of Harris County, referenced as Lot Twelve (12), 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 northwest corner of that certain called 0.8869 acre tract referenced as Tract 1 conveyed in instrument to Tan Ly in Clerks File No. RP-2020-150119 in the Official Public Records of Harris County, referenced as Lot Thirteen (13), Block Two (2) of said Cypress Point Subdivision, Section No. Seven (7), (Unrecorded), and the southeast corner of the said 0.9684 acre tract and the **POINT OF BEGINNING** of the herein described tract, from which a 1/2 inch iron rod found for the southeast corner of that certain called 1.6502 acre tract referenced as Tract 2, being Lot One (1), Block Two (2) of Cypress Point Subdivision in said instrument to Tan Ly bears South 02°50'57" East a distance of 487.41 feet;

THENCE South 87°07'32" West 173.43 feet along the north line of the said Lot Thirteen (13), Block Two (2) of Cypress Point Subdivision and the south line of the said 0.9684 acre tract and the herein described tract to a 5/8 inch iron rod found for the northwest corner of the said called 0.8869 acre tract and the southwest corner of the said 0.9684 acre tract and the herein described tract;

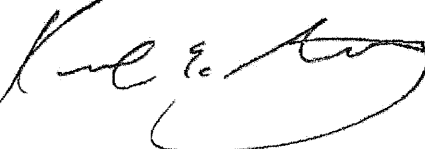
THENCE North 61°07'47" West 81.93 feet to a point in the water of Blue Lake;

THENCE North 31°45'21" West a distance of 53.30 feet to a point in the water;

THENCE North 14°34'00" West a distance of 40.03 feet to a point in the water;

THENCE North 71°41'53" East, at 15.00 feet pass a 5/8 inch iron rod set for reference, in all a distance of 287.41 feet to a 5/8 inch iron rod set on the west right of way line of Pine Crest Drive for the southeast corner 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, and the northeast corner of the said 0.9684 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 02°50'57" East 205.43 feet along the west right of way line of the said Pine Crest Drive and the east line of the said 0.9684 acre tract and the herein described tract to the **POINT OF BEGINNING**, containing a computed area of 0.9692 acres of land within this field note description.


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

28 May, 2024

