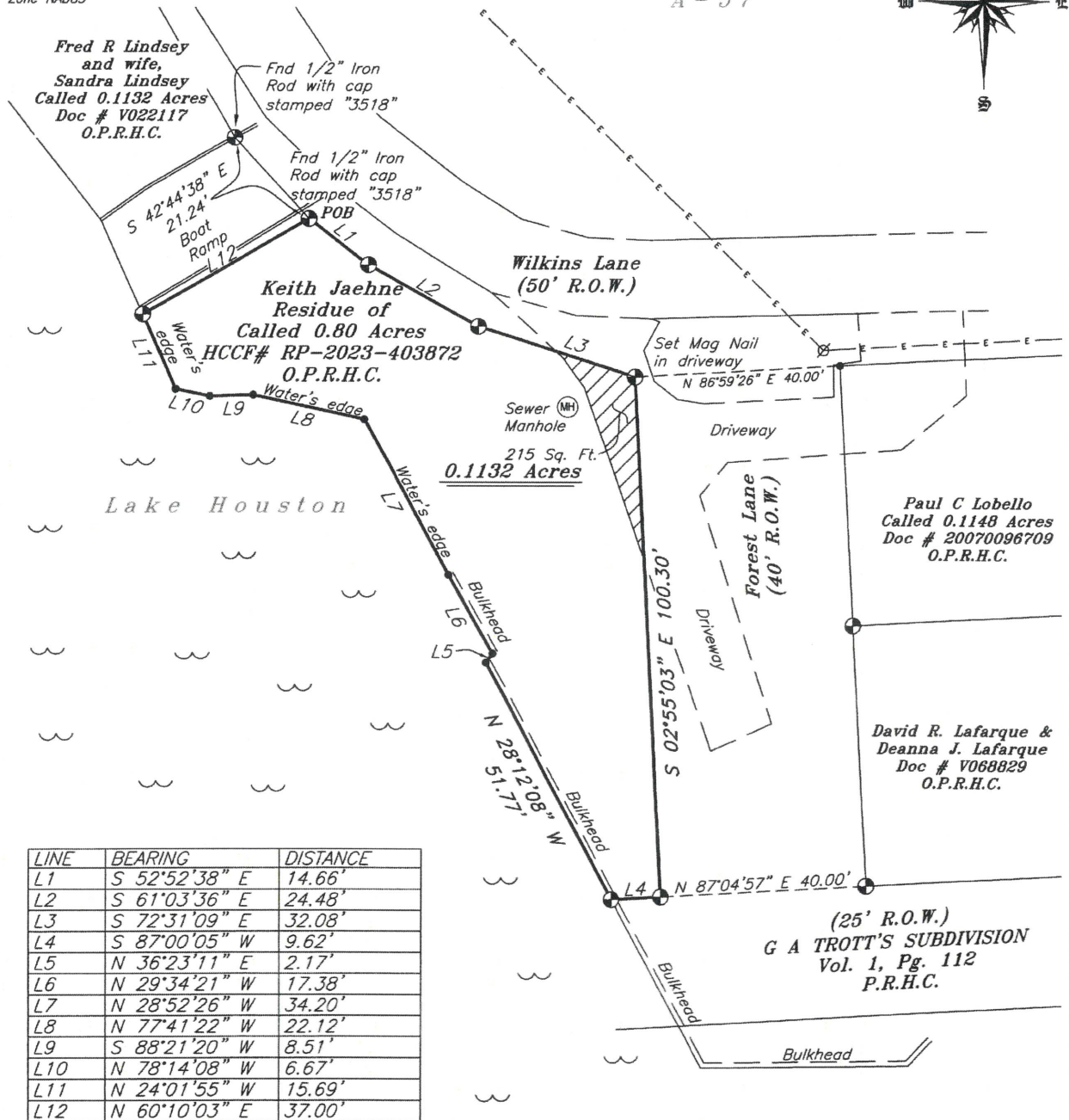
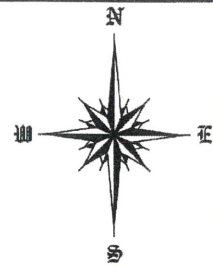


Notes:

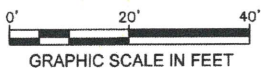
Every document of record reviewed and considered as a part of this survey is noted hereon were supplied to the surveyor. No abstract of title, nor title commitments, nor results of title searches were furnished to the surveyor. There may exist other documents of record that would affect this parcel.

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

**Frederick Rankin
Survey,
A-57**



LEGEND	
Fence Line	—x—x—x—
Overhead Powerline	—ε—ε—
Building Line	—
Utility Easement	—
Set 5/8" Iron Rod (Unless Noted)	⊙
Indicates Point for Corner	•



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 3rd day of April, 2025.

Kenneth E. Savoy

KENNETH E. SAVOY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5730



MAP OF SURVEY OF

0.1132 ACRES OF LAND, SITUATED IN THE FREDERICK RANKIN SURVEY, A-57, HARRIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 0.80 ACRES OF LAND, MORE OR LESS, SAVE AND EXCEPT THAT CERTAIN 0.1182 ACRE TRACT OWNED BY FRED AND SANDRA LINDSEY AND THAT CERTAIN 0.1942 ACRE TRACT OWNED BY RANDALL SAGSTETTER, BEING THE REMAINDER OF THE PARK/RESERVE IN THE WILKINS & PAGE SUBDIVISION, AN UNRECORDED SUBDIVISION OUT OF THE FREDERICK RANKIN SURVEY, ABSTRACT 57, HARRIS COUNTY, TEXAS, BEING OUT OF TRACT 3 OF THAT CERTAIN DEED RECORDED IN VOLUME 2648, PAGE 122 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83

WASHBURN COMPANY

LAND SURVEYORS

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April 3, 2025
Book: XXX

Page: XX
File: 24040009 Jaehne
Firm No. 10104100

WASHBURN & COMPANY

Land Surveyors
P.O. Box 460 Cleveland, Texas

FIELD NOTE DESCRIPTION

0.1132 ACRES

FREDERICK RANKIN SURVEY, ABSTRACT No. 57
HARRIS COUNTY, TEXAS

A 0.1132 acre tract of land, situated in the Frederick Rankin Survey, Abstract No. 57, Harris County, Texas being all of that certain called 0.80 acres of land, more or less, save and except that certain 0.1182 acre tract owned by Fred and Sandra Lindsey and that certain 0.1942 acre tract owned by Randall Sagstetter, being the remainder of the park/reserve in the Wilkins & Page Subdivision, an unrecorded subdivision out of the Frederick Rankin Survey, Abstract 57, Harris County, Texas, being out of Tract 3 of that certain deed recorded in Volume 2648, Page 122 of the Deed Records of Harris County, Texas, with all bearings based on Texas State Plane Coordinate System, Texas Central Zone NAD 83

BEGINNING at a 1/2 inch iron rod with cap stamped "3518" situated in the apparent, occupied and monumented south right-of-way line of Wilkins Lane, (50' Right of Way) found for the southeast corner of that certain called 0.1182 acre tract described in instrument to Fred R. Lindsey and wife, Sandra Lindsey recorded in Document No. V022117 of the Official Public Records of Harris County, Texas, same being the most northerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE South 52°52'38" East, with the south right of way line of said Wilkins Lane, a distance of 14.66 feet to a 5/8 inch iron rod set for an interior angle of the herein described tract;

THENCE South 61°03'36" East, continuing with the south right of way line of said Wilkins Lane, a distance of 24.48 feet to a set 5/8 inch iron rod set for an interior angle of the herein described tract;

THENCE South 72°31'09" East, continuing with the south right of way line of said Wilkins Lane, a distance of 32.08 feet to a 60d nail set at the intersection of the south right of way line of Wilkins Lane and the west right of way line of Forest Lane, (40 foot right of way), in an asphalt driveway for the northeast corner of the herein described tract;

THENCE South 02°55'03" East, along the west right of way line of Wilkins Lane, a distance of 100.30 feet to a 5/8 inch iron rod set for the southeast corner of the herein described tract;

THENCE South 87°00'05" West, along the south line of the herein described tract, a distance of 9.62 feet to a set ? in bulkhead;

THENCE North 28°12'08" West, along and with the bulkhead, a distance of 51.77 feet to a point in the bulkhead;

THENCE North 36°23'11" East a distance of 2.17 feet to a point in the bulkhead;

THENCE North 29°34'21" West a distance of 17.38 feet to a point in the bulkhead;

THENCE North 28°52'26" West a distance of 34.20 feet to a point for corner at the water's edge of Lake Houston;

THENCE North 77°41'22" West a distance of 22.12 feet to a point for corner at the water's edge of Lake Houston;

THENCE South 88°21'20" West a distance of 8.51 feet to a point for corner at the water's edge of Lake Houston;

THENCE North 78°14'08" West a distance of 6.67 feet to a point for corner at the water's edge of Lake Houston;

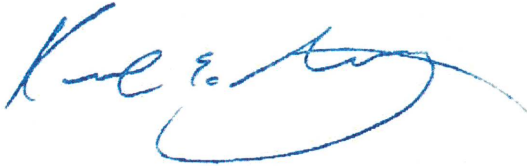
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Land Surveyors

P.O. Box 460 Cleveland, Texas

THENCE North 24°01'55" West a distance of 15.69 feet to a 5/8 iron rod set at water's edge of Lake Houston, being the northwest corner of the herein described tract;

THENCE North 60°10'03" East a distance of 37.00 feet to the **POINT OF BEGINNING**, containing a computed area of 0.1132 acres of land within this field note description.



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

03 April, 2024

