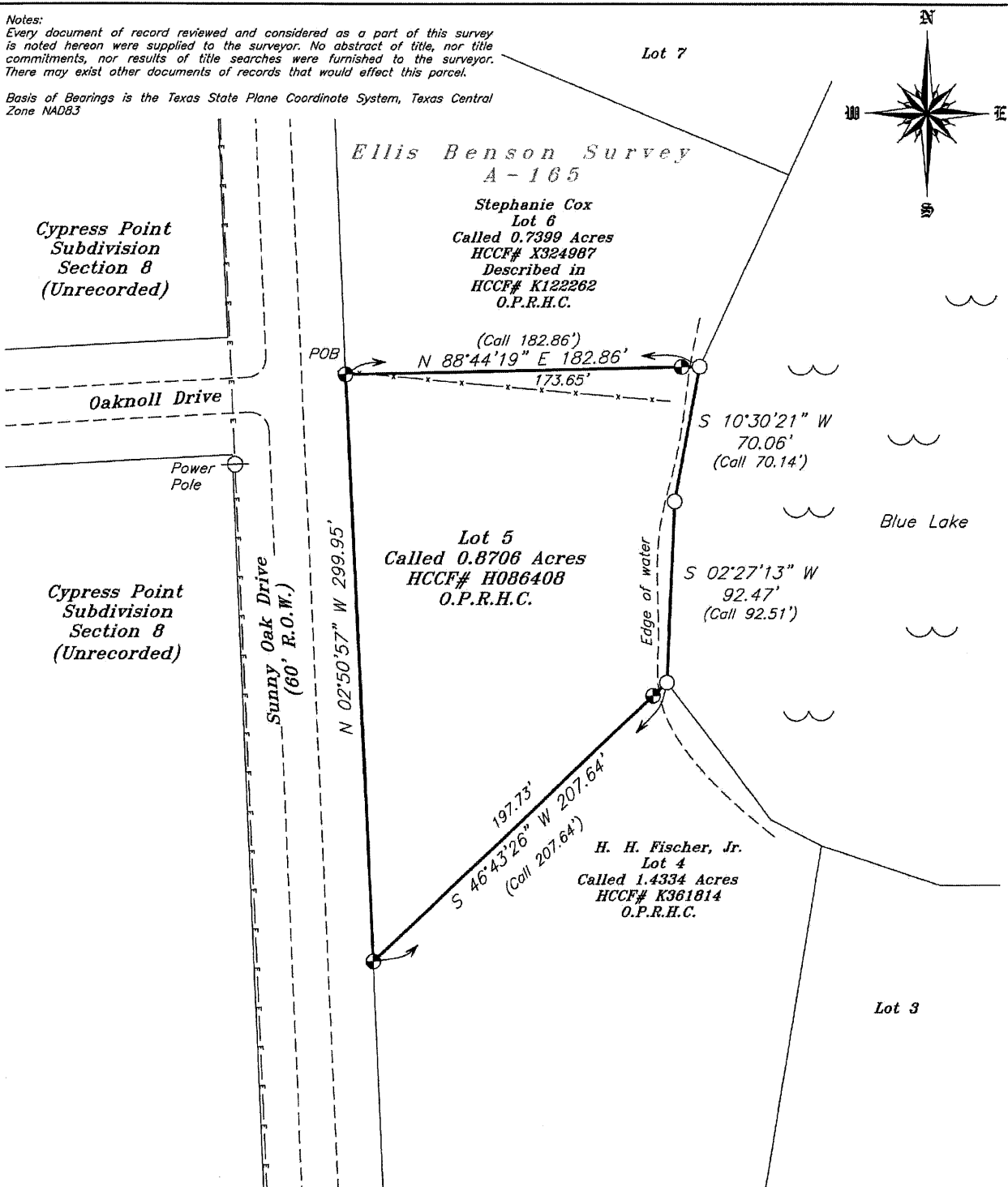


**Notes:**

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



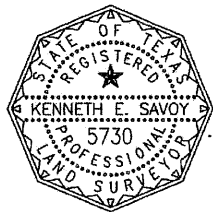
LEGEND	
Fence Line	—x—x—x—
Overhead Powerline	—ε—ε—ε—
Building Line	— — — —
Utility Easement	— — — —
Found 1/2" Iron Rod (Unless Noted)	⊙
Point for corner in water	○

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

0.8714 ACRES OF LAND, SITUATED IN THE ELLIS BENSON SURVEY, A-165, HARRIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 0.8706 ACRE TRACT DESCRIBED IN INSTRUMENT TO JOSEPH KEVIN FOLGORE IN CLERKS FILE NO. H086408 IN THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, REFERENCED AS LOT FIVE (5), 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  
0.8714 ACRES  
ELLIS BENSON SURVEY, ABSTRACT No. 165  
HARRIS COUNTY, TEXAS

**BEING** a 0.8714 acre tract of land, situated in the Ellis Benson Survey, Abstract No. 165, Harris County, Texas, being all of that certain called 0.8706 acre tract described in instrument to Joseph Kevin Folgore in Clerks File No. H086408 in the Official Public Records of Harris County, referenced as Lot Five (5), 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 east right-of-way line of Sunny Oak Drive (60' R.O.W.), being the southwest corner of that certain called 0.7399 Acre tract conveyed in instrument to Stephanie Cox in Clerks File No. X324987, and referenced as Lot Six (6), Block Two (2) of said Cypress Point Subdivision, Section No. Seven (7), and described in Clerks File No. K122262 in the Official Public Records of Harris County, same being the northwest corner of the said 0.8706 acre tract and the **POINT OF BEGINNING** of the herein described tract;

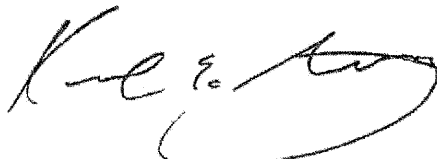
**THENCE** North 88°44'19" East along the common line between the said Lot Six (6) and the herein described tract, at 173.65 feet pass a 1/2 iron rod found for reference, in all 182.86 feet to a point in the water of Blue Lake;

**THENCE** South 10°30'21" West 70.06 feet to a point in the water;

**THENCE** South 02°27'13" West a distance of 92.47 feet to a point in the water, being the southeast corner of the herein described tract, and the most northerly corner of that certain called 1.4334 acre tract of land described in instrument to H. H. Fischer, Jr., referenced as Lot Four (4), Block Two (2) of the said Cypress Point Subdivision, and recorded in Clerks File No. K361814 in the Official Public Records of Harris County;

**THENCE** South 46°43'26" West, at 9.91 feet pass a 1/2 inch iron rod found for reference, in all a distance of 207.64 feet to a 1/2 inch iron rod on the east right of way line of Sunny Oak Drive found for the northwest corner of the said called 1.4334 acre tract and the southwest corner of the said 0.8706 acre tract and the herein described tract;

**THENCE** North 02°50'57" West along the east right of way line of Sunny Oak Drive, a distance of 299.95 feet to the **POINT OF BEGINNING**, containing a computed area of 0.8714 acres of land within this field note description.



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

28 May, 2024

