

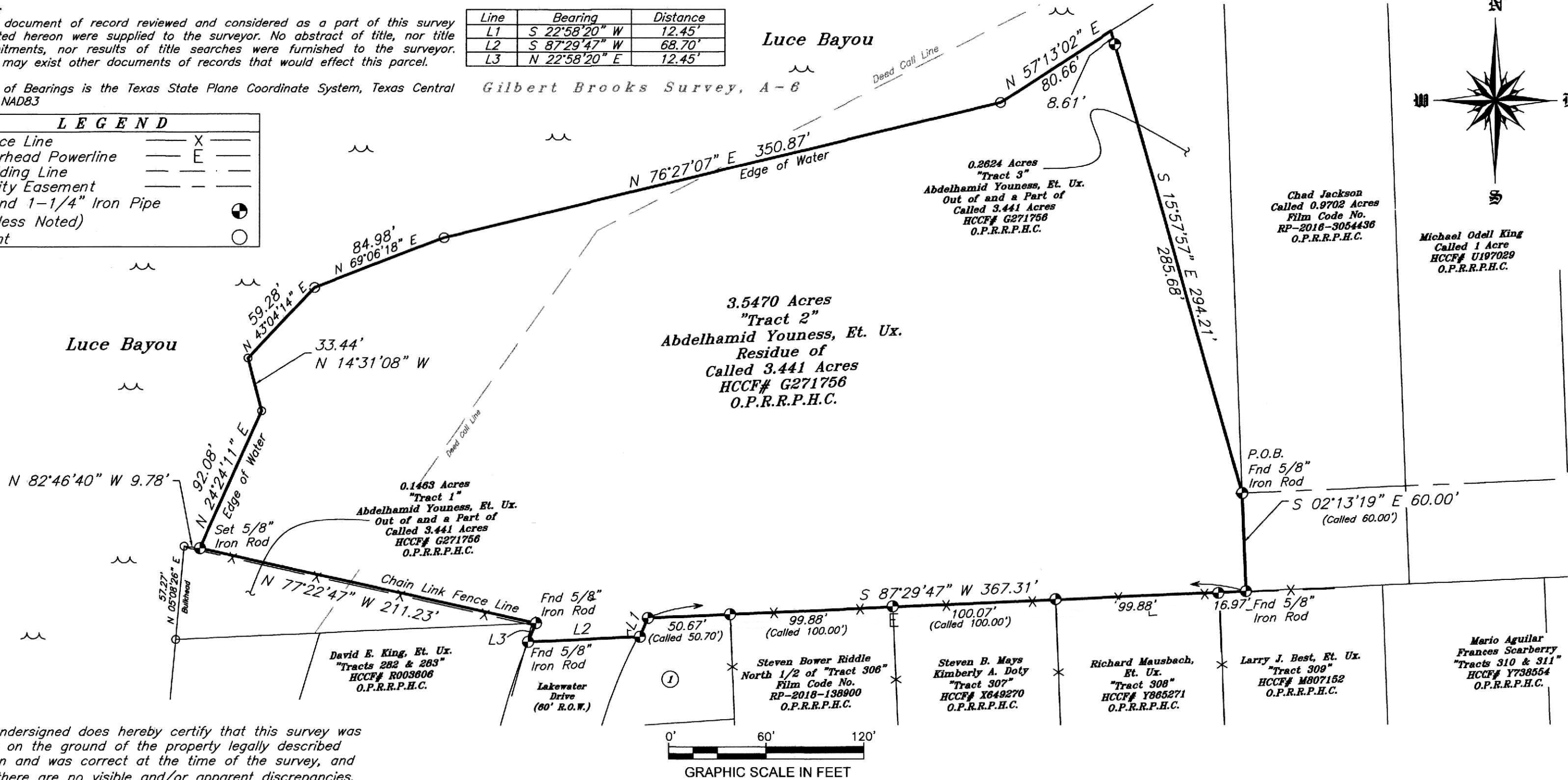
Notes:
 Every document of record reviewed and considered as a part of this survey is noted hereon were supplied to the surveyor. No abstract of title, nor title commitments, nor results of title searches were furnished to the surveyor. There may exist other documents of records that would effect this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

Line	Bearing	Distance
L1	S 22°58'20" W	12.45'
L2	S 87°29'47" W	68.70'
L3	N 22°58'20" E	12.45'

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

Gilbert Brooks Survey, A-6

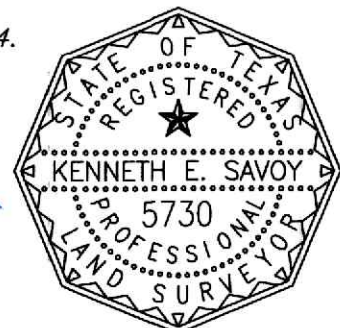
LEGEND	
Fence Line	— X —
Overhead Powerline	— E —
Building Line	— — —
Utility Easement	— — —
Found 1-1/4" Iron Pipe (Unless Noted)	⊙
Point	○



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, and that there are no visible and/or apparent discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, easements, rights-of-ways or utility easements, except as shown hereon and that said property has access to and from a dedicated roadway.

Dated this, the 6th day of February, 2024.

Kenneth E. Savoy



KENNETH E. SAVOY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5730

MAP OF SURVEY OF

3.5470 ACRES OF LAND, SITUATED IN THE GILBERT BROOKS SURVEY, A-6, HARRIS COUNTY, TEXAS, BEING THE RESIDUE OF THAT CERTAIN CALLED 3.441 ACRE TRACT DESCRIBED IN INSTRUMENT TO ABDELHAMID YOUNESS, ET. UX. IN HARRIS COUNTY CLERKS FILE NO. G271756 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83

WASHBURN COMPANY

LAND SURVEYORS

Residential, Commercial, Construction,
 Industrial, Alta Surveys, Flood Certificates

P.O. Box 460
 Cleveland, Texas 77328
 P: 281-432-1665
 F: 281-432-1462
 awashburnsurvey@gmail.com

February 6, 2024
 Book: 517
 Page: 71
 File: 24010017 LINDSLEY
 Firm No. 10104100

WASHBURN & COMPANY

Land Surveyors
P.O. Box 460 Cleveland, Texas

FIELD NOTE DESCRIPTION

3.5470 ACRES

"TRACT 2"

GILBERT BROOKS SURVEY, ABSTRACT No. 6
HARRIS COUNTY, TEXAS

BEING a 3.5470 acre tract of land, situated in the Gilbert Brooks Survey, Abstract No. 6, Harris County, Texas and being the residue of that certain called 3.441 acre tract described in instrument to Abdelhamid Youness, Et. Ux. in Harris County Clerks File No. G271756 of the Official Public Records of Real Property of Harris County, 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 5/8 inch iron rod situated in the apparent, occupied and monumented north right-of-way line of Deen Drive, also known as Easement "Y" and described in Harris County Clerks File No. G271756 of the Official public Records of Real Property of Harris County, being in the east line of said 3.441 acre tract, being in the west line of that certain called 0.9702 acre tract described in instrument to Chad Jackson in Harris County Clerks File No. RP-2016-3054436 of the Official Public Records of Real Property of Harris County, being the south corner of a 0.2624 acre tract, "Tract Three (3)", surveyed this day, and same being and angle point in the east line and **POINT OF BEGINNING** of the herein described tract;

THENCE South 02°13'19" East, across said right-of-way, 60.00 feet to a 5/8 inch iron rod found in a fence line, in the south line of said right-of-way, being in the north line of Lot Three Hundred Nine (309), of Water Wonderland Subdivision (Unrecorded) and described in instrument to Larry J. Best in Harris County Clerks File No. M807152 of the Official Public Records of Real Property of Harris County and same being the southeast corner of the herein described tract;

THENCE South 87°29'47" West, along and with said south right-of-way line, at 16.97 feet pass a found 1-1/4 inch iron pipe, being the northwest corner of said Lot 309 and being the northeast corner of Lot Three Hundred Eight (308), of said subdivision, described in instrument to Richard Mausbach, Et. Ux. in Harris County Clerks File No. Y865271 of the Official Public Records of Real Property of Harris County, at 116.85 feet pass a found 1-1/4 inch iron pipe, being the northwest corner of said Lot 308 and being the northeast corner of Lot Three Hundred Seven (307), of said subdivision, described in instrument to Steven B. Mays and Kimberly A Doty in Harris County Clerks File No. X649270 of the Official Public Records of Real Property of Harris County, at 216.92 feet pass a found 1-1/4 inch iron pipe, being the northwest corner of said Lot 307 and being the northeast corner of Lot Three Hundred Six (306), of said subdivision, described in instrument to Steven Bower Riddle in Film Code No. RP-2018-138900 of the Official Public Records of Real Property of Harris County, at 316.80 feet pass a found 1-1/4 inch iron pipe, being the northwest corner of said Lot 306, continuing a total distance of 367.31 feet to a found 1-1/4 inch iron pipe, being an angle point in the south line of the herein described tract;

THENCE South 22°58'20" West, 12.45 feet to a 5/8 inch iron rod found in the northeast corner of the apparent, occupied and monumented Lakewater Drive (60' R.O.W.), being an angle point in the south line of the herein described tract;

WASHBURN & COMPANY

Land Surveyors

P.O. Box 460 Cleveland, Texas

THENCE South 87°29'47" West, along and with the north line of said Lakewater Drive, 68.70 feet to a found 5/8 inch iron rod, being in the west line of Tracts Two Hundred Eighty-Two (282) and Two Hundred Eighty-Three (283), of said subdivision, described in instrument to David E. King, Et. Ux. in Harris County Clerks File No. R003606 of the Official Public Records of Real Property of Harris County and same being an angle point in the south line of the herein described tract;

THENCE North 22°58'20" East, along and with the east line of said King tract, 12.45 feet to a found 5/8 inch iron rod, being the northeast corner of said King tract, being the east corner of a 0.1463 acre tract, "Tract One (1)", surveyed this day, and same being an angle point in the south line of the herein described tract;

THENCE North 77°22'47" West, severing said 3.441 acre tract and along and with the northeast line of said Tract 1, 211.23 feet to a 5/8 inch iron rod set at the edge of the water of Luce Bayou, being the southwest corner of the herein described tract;

THENCE North 24°24'11" East, along and with Luce Bayou, 92.08 feet to a point on the edge of the water, being an angle point in the north line of the herein described tract;

THENCE North 14°31'08" West, along and with Luce Bayou, 33.44 feet to a point on the edge of the water, being an angle point in the north line of the herein described tract;

THENCE North 43°04'14" East, along and with Luce Bayou, 59.28 feet to a point on the edge of the water, being an angle point in the north line of the herein described tract;

THENCE North 69°06'18" East, along and with Luce Bayou, 84.98 feet to a point on the edge of the water, being an angle point in the north line of the herein described tract;

THENCE North 76°27'07" East, along and with Luce Bayou, 350.87 feet to a point on the edge of the water, being an angle point in the north line of the herein described tract;

THENCE North 57°13'02" East, along and with Luce Bayou, 80.66 feet to a point on the edge of the water, being the northwest corner of said Tract 3 and same being the northeast corner of the herein described tract;

THENCE South 15°57'57" East, severing said 3.441 acre tract and along and with the west line of said Tract 3, at 8.61 feet pass a 5/8 inch iron rod set for reference, continuing a total distance of 294.21 feet to the **POINT OF BEGINNING**, containing a computed area of 3.5470 acres of land within this field note description.



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

06 February, 2024

