

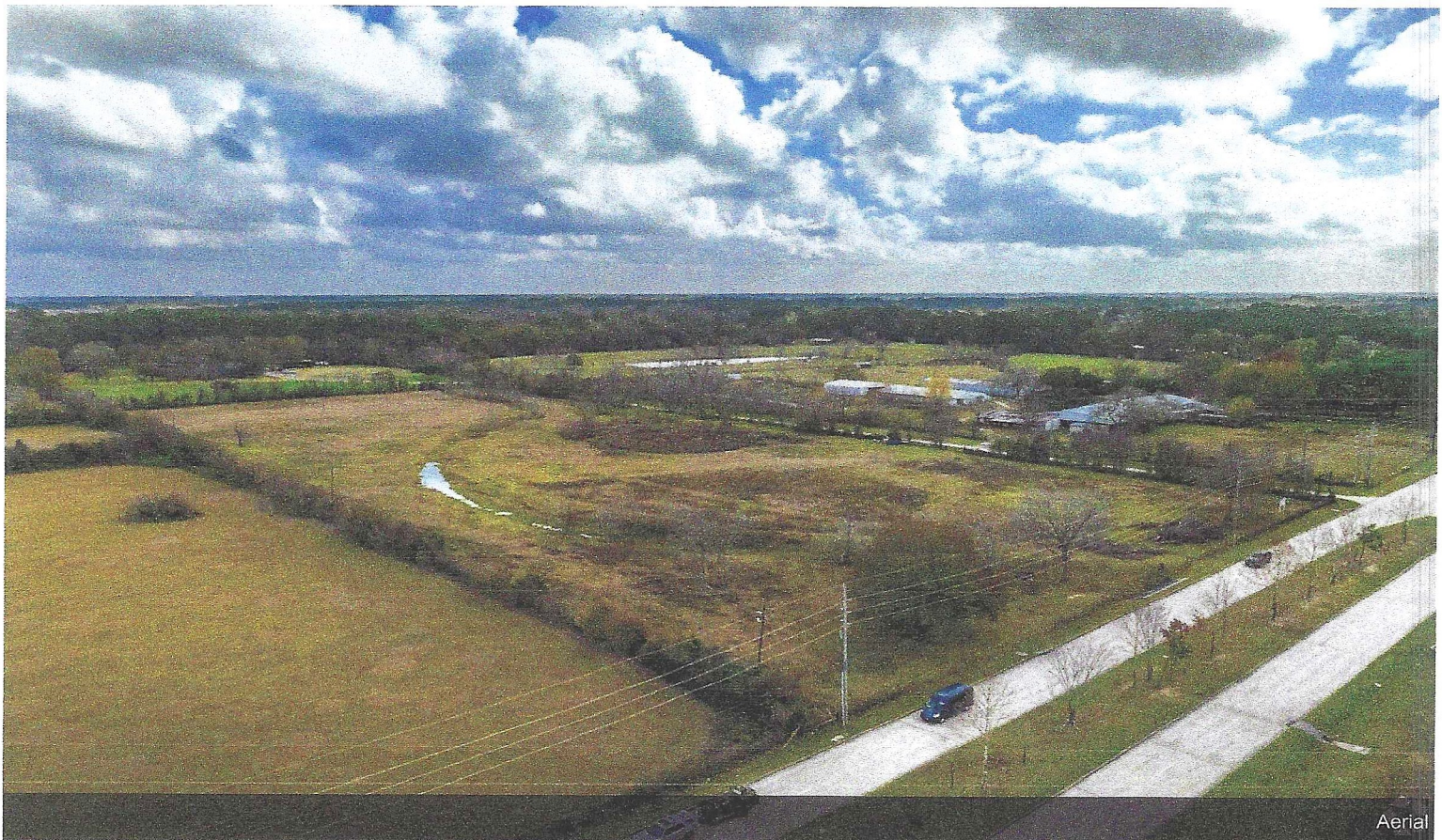
## 12.27 acres on Cypress Rose Hill Road

- Price: \$4,110,450.00
- Property Type: Land
- Property Subtype: Commercial
- Proposed type: Mixed use
- Zoning: None
- Restrictions: None
- The tract does not have water and sewer.
- APN/ Parcel ID: 0480030000090
- Frontage: 430 feet on Cypress Rose Hill Road
- The tract is approximately 1,040 feet in depth.
- There is a driveway on the tract to an adjoining property.
- The North Harris County Regional Water Authority will construct a pipeline across the front of the tract parallel to Cypress Rose Hill Road. Construction on the pipeline is scheduled to begin in 2026.
- The property has an Open Space and Farm Productivity property tax exemption.
- Approximately 5 acres are in the floodway and approximately 7.2 acres are in the flood plain.
- The property is approximately three miles north of US 290 and approximately two and one-half miles south of the Grand Parkway.

# Property Photos



Aerial



Aerial

**SURVEY LINE TABLE.**

LINE	BEARING	DISTANCE
L1	S 86°37'32" W	5.05'
L2	N 02°20'21" W	78.98'

P.O.B.  
Found 5/8-inch iron rod  
"Stamped Rods Surveying"  
(from which bears a 12-inch fence corner post  
S 65° 38' 09" E. &

County of Harris  
Called 0.213 acre  
Clerk's File No. 20100080134  
C.C.F.H.Co. TX.

CYPRESS ROSE HILL ROAD  
(R.O.W. VARIES)  
(Called 510.15')

Approximate  
"AE" Regulatory Floodway

25' Building line  
Clerk's File No. H8496653  
C.C.F.H.Co. TX.

Approximate 5.046 ACRES  
within the  
"AE" Regulatory Floodway

Houston Lighting & Power Company  
10 foot wide  
Clerk's File No. H8496653  
C.C.F.H.Co. TX.

Mercer Timothy  
12.2790 Acres  
Called 12.5071 Acres  
Clerk's File No. 201000428821  
C.C.F.H.Co. TX.

Nguyen Andy and Samantha  
Called 5.933 acres  
Clerk's File No. 2014033132  
C.C.F.H.Co. TX.

Found 5/8-inch iron rod  
"Stamped Rods Surveying"

Found 12-inch  
fence corner post  
off line

65.7'

N 02°21'08" W  
430.81'

65.7'

Existing Driveway to the called 5.933 acres.  
S 87°46'45" W 1,044.09' (Called 1061.74')

Ashco Investments LLC  
Called 27.14 acres  
Clerk's File No. RP-2016-529258  
C.C.F.H.Co. TX

Approximate  
"AE" Regulatory Floodway

66.7'

2.2'

Found 6-inch  
fence corner post  
off line

Found 1/2-inch  
iron rod

S 02°25'52" E  
514.45' (Called 514.96')

1,048.41' (Called 1,064.15')

N 87°31'09" E

Found railroad tie  
for corner

Approximate  
FEMA "X" Shaded

Approximate  
FEMA "X"

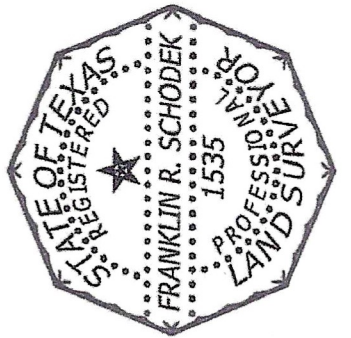
The undersigned does hereby certify that this survey was this date made on the ground of the property legally described hereon, and is correct, and that there are encroachments, discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or rights-of-way, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

The field work was completed on April 03, 15 and 16, 2024.

Date of Plat or Map: May 17, 2024.

*Franklin R. Schodek*  
Registered Professional Land Surveyor No. 1535

**HENRY STEINKAMP, INC.**  
Texas Licensed Surveying Firm No. 10005000  
Land Boundary & Topographic Surveying  
909 Fifth Street  
Rosenberg, Texas 77471  
Telephone/Fax 281.342.2241  
email: schodek@yahoo.com



**SURVEYOR'S NOTES:**

- All bearings are hereon are based on the Texas coordinate system of 1983, (NAD83 2011) South Central Zone (FIPS 4204) US Feet. (Goid 18)
- Combined Scale Factor 0.99993423727911
- According to the Federal Emergency Management Agency (FEMA) flood insurance rate map No. 48201C0215 L, Revised Date of June 18, 2007, Harris County, Texas., lies within Zone "AE" and "AE" (REGULATORY FLOODWAY).
- This property is located within the City Limits of Houston or it's ETJ's.
- TITLE COMMITMENT NOTE: This Survey reflects and is limited to matters of record affecting this tract as called out on STEWART TITLE GUARANTY COMPANY. Title Commitment GF No. 20240056, effective date March 10, 2024 at 8:00 a.m., issued March 27, 2024 at 8:00 am.

