

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 4'

SURVEY LINE TABLE		
LINE	BEARING	DISTANCE
1	S 86° 37' 32" W	5.05'
2	N 02° 20' 21" W	78.98'

County of Harris  
Called 0.213 acre  
Clerk's File No. 2010080134  
C.C.F.H.Co. TX.

Approximate  
"AE" Regulatory Floodway

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

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

Found 12-inch  
fence corner post  
off line

25' Building line  
Clerk's File No. H8896653  
C.C.F.H.Co. TX.

Approximate 5.046 ACRES  
within the  
"AE" Regulatory Floodway

Approx. B.F. 159'

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

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

Approximate 2.239 ACRES  
within the  
FEMA "AE"

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

Nguyen Andy and Samantha  
Called 5.938 acres  
Clerk's File No. 2014033132  
C.C.F.H.Co. TX.

Found Railroad tie  
for corner  
Approximate  
FEMA "X" Shaded

Found 1/2-inch  
iron rod

Found 6-inch  
fence corner post  
off line

Approx. B.F. 158'

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

Approximate  
"AE" Regulatory Floodway

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

### SURVEYOR'S NOTES:

1. All bearings are hereon are based on the Texas coordinate system of 1983, (NAD83 2011) South Central Zone (FIPS 4204) US Feet, (Geoid 18)
2. Combined Scale Factor 0.99993423727911
3. 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).
4. This property is located within the City Limits of Houston or it's ETJs.
5. 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 a.m.

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

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