

## SURVEYOR'S REPORT

### DISCUSSION

Cayman Court Subdivision ("Cayman Court") recorded in Film Code No. 656169 of the Map Records of Harris County, Texas purports to be a replat of Lot 1 and Lot 12 Block 280 of Baker N.S.B.B. recorded in Volume 176, Page 424 of the Deed Records of Harris County, Texas. This appears to be in error. Volume 176, Page 424 of the Deed Records of Harris County, Texas does not concern the subject tract. W.R. Baker Addition, North Side of Buffalo Bayou is an unrecorded subdivision.

Cayman Court shows the Texas State Plane Coordinates, South Central Zone No. 4204 (NAD 83) for the northwest corner of Lot 1 Block 1 as North 13846133.32 and East 3118799.04. This Land Surveyor ("Current Surveyor") finds the Texas State Plane Coordinate System, South Central Zone No. 4204 (NAD 83) coordinates for northwest corner of Lot 1 Block 1 to be North 13846132.604 and East 3118799.3386. This means Current Surveyor disagrees with the Land Surveyor who prepared Cayman Court Subdivision ("Original Surveyor") and believes said corner is 0.72 feet south and 0.30 feet east of where the Map Records states it is located.

In addition, Cayman Court shows a bearing based on the Texas State Plane Coordinate System, South Central Zone No. 4204 (NAD 83) along the northerly line of Lot 1 Block 1 of North 87° 21' 27" East. Current Surveyor finds the bearing along the northerly line of Cayman Court based on the Texas State Plane Coordinate System, South Central Zone No. 4204 (NAD 83) to be North 87° 34' 39" East. In other words, Current Surveyor believes Original Surveyor to be wrong by -13' 12" for bearing basis shown on said Map Record.

Current Surveyor found a capped iron rod on the northeast corner of Winter Crossing Subdivision recorded in Film Code No. 670028 that was probably set by the Original Surveyor, however, Current Surveyor only misses said monument by 0.17 feet indicating that Current Surveyor has located Cayman Court Subdivision substantially where Original Surveyor must have staked it on the ground despite the errors they made locating it by the Texas State Plane Coordinate System.

Exhibit "A", "B" and "C" are copies of surveys performed by the City of Houston on the Unrecorded Subdivision Cayman Court is located within. The City of Houston asserts ownership of the street rights-of-way shown on these Exhibits. The City of Houston Reference Monuments were present in 1996 but have subsequently been destroyed or replaced. Land Survey has data suggesting replacement City of Houston Reference Monuments are in the same location they were originally located at before they were replaced. Current Surveyor relied on this information to control the subject tract boundaries.

Current Surveyor has been provided with a copy of a "Boundary Survey" dated 9/8/2014 on the subject tract. This survey appears to be in error and shows building north of the south boundary by 0.2 feet whereas this survey shows the building 2.6 feet north of the south boundary.

There is no evidence that there is a strip of land not being claimed by the City of Houston adjacent to the subject tract other than a type shown on Exhibit "B" attached to this Land Survey.

DATED this 7<sup>th</sup> day of December, 2018



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DEWARD KARL BOWLES,  
RPLS No. 4966

This description is based on the Standard Land Survey and plat made by Deward Karl Bowles, Registered Professional Land Surveyor No. 4966, on December 7, 2018.

