MANUEL ESCALERA SURVEY ABSTRACT 170

CALLED 4.421 AC.
JOENITA LLC
C.F. NO. 2017013783
O.P.R.F.B.C.

LOT 4
BLOCK 28
COCHRAN AND MCCLURE LAND CO. SUBDIVISION
VOL. 58, PG. 76
D.R.F.B.C.

MARK WARD
VOL. 1836, PG. 2402
O.R.F.B.C.

JOHN BAUER
C.F. NO. 2018078777
O.P.R.F.B.C.
0.2114 ACRES
(9,207 SQ.FT.)

S89°46'40"E 109.50'

N00°09'30"W 84.09'

S00°09'30"E 84.09'

N89°46'40"W 109.50'

P.O.B.

SOUTH POST OAK BOULEVARD
(VARIABLE R.O.W.)

CALLED 2.00 AC.
JAIME VAZQUEZ &
JUDITH VAZQUEZ
C.F. NO. 2008118424
O.P.R.F.B.C.

P.O.C.
THE EXPRESS OF
JAIME VAZQUEZ &
JUDITH VAZQUEZ
AND S.E
SW CORNER OF
LOT 12, BLOCK 1
ESTATES OF TIAL RUN
SECTION 3

ESTATES OF TIAL RUN
SECTION 3
SLIDE NO. 2004A
M.P.R.F.B.C.

ESTATES OF TIAL RUN
SECTION 3
SLIDE NO. 2004A
P.R.F.B.C.

SCALE 1"=30'

11/10/2020

11/10/2020

NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR SURVEY CONDUCTED WITH JAIME VAZQUEZ AND JUDITH VAZQUEZ RECORDED IN COUNTY CLERK'S FILE NO. 2008118424 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, POINTS [illegible] AND [illegible] WERE HELD FOR HORIZONTAL CONTROL.
2. [illegible] INFORMATION, THE SUBJECT TRACT HAS ACCESS TO THE PUBLIC MAINTAINED ROADWAY LISTED BELOW. THE SURVEYOR IS CONFIRMING TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR ZONE TRANSACTION ONLY. IT IS NOT [illegible] TO SURVEYOR, PURCHASER OR LENDER(S) UNLESS [illegible]
3. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
4. THERE ARE NO VISIBLE, APPARENT VIOLATIONS ON SUBJECT PROPERTY.

TITLE COMPANY
PATTEN TITLE COMPANY
832-641-1497
G.F. # 2020-20-11549
EFFECTIVE DATE: SEPTEMBER 28, 2020

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.2114 ACRES (9,207 SQUARE FEET) SITUATED IN THE MANUEL ESCALERA SURVEY, ABSTRACT 170, FORT BEND COUNTY, TEXAS, BEING LOT 4, IN BLOCK 28, OF COCHRAN AND MCCLURE LAND CO. SUBDIVISION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 58, PAGE 76 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. SAVE AND EXCEPT A TRACT OR PARCEL CONTAINING 0.75 ACRES, MORE OR LESS, IN AN AFFIDAVIT RECORDED IN VOLUME 1836, PAGE 2402 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AND SAVE AND EXCEPT A TRACT OR PARCEL CONTAINING 0.0388 ACRES, MORE OR LESS, AS RECORDED C.F. NO. 2018138518 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

LEGEND

FENCE

STATE OF TEXAS
REGISTERED
RICHARD RUSSELL
4188
PROFESSIONAL
LAND SURVEYOR

REVISED(BUYER'S) 11-12-2020

CLIENT: MARGARITA CASTILLO AND DIEGO MORALES-MIRANDA
ADDRESS: SOUTH POST OAK BOULEVARD

Survey 1, Inc.
Your Land Survey Company
www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100752-00
P.O. Box 2343 | Alvin, TX 77512 | (281)393-1093

FIELD CREW	TECH
JC	BF
DRAFTED BY	FINAL CHECK
RM	BF
DATE	
NOVEMBER 10, 2020	
JOB #	
20-90252-20	