



JAMES D. STEGALL & DANIELLE M. STEGALL  
3.38 ACRES TRACT  
(A.K.A. LOT 174 & 175)  
(CF NO. 1999077930)

JAMES D. STEGALL & DANIELLE M. STEGALL  
1.613 ACRES TRACT  
(A.K.A. LOT 173)  
(CF NO. 2000003996)

1.688 ACRES TRACT  
(A.K.A. LOT 172)  
(CF NO. 2003068939)  
73529 SQ. FT.

BERNARD E. HOBSON & PAM S. HOBSON  
2.0000 ACRES TRACT  
(A.K.A. LOT 132)  
(CF NO. 2009087725)

PETER H. BRUNO & GLADYS A. BRUNO  
1.771 ACRES TRACT  
(A.K.A. LOT 131)  
(CF NO. 2008025101)

JOSEPH T. PIPER & JO ANN PIPER  
1.9998 ACRES TRACT  
(A.K.A. LOT 133)  
(CF NO. 2004131318)

- LEGEND**
- BOUNDARY LINE
  - - - EASEMENT LINE
  - · - · BUILDING SETBACK LINE
  - WOOD FENCE
  - SET 1/2" IRON ROD
  - UNABLE TO SET
  - FOUND IRON ROD
  - ⊙ PROPERTY CORNER
  - ⊕ CONTROL MONUMENT
  - CM



**LAND TITLE SURVEY**

JOB NO.:	1707007838	NO.	REVISION	DATE
DATE:	07/14/17			
DRAWN BY:	MS/AV			
APPROVED BY:	DMC			



**NOTE:**  
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY GF NO. 1733195 ISSUED ON 06/28/2017.  
SUBJECT TO DEDICATION OF EASEMENT FOR ROAD, DRAINAGE AND UTILITY PURPOSE RECORDED IN VOLUME 959, PAGE 201, AND VOLUME 966 PAGE 314 DEED RECORDS, FORT BEND COUNTY, TEXAS.  
FLOOD INFORMATION  
FIRM: 48157C PANEL: 0120 L  
REV. DATE: 04/02/2014  
ZONE: X & A

BEING A 1.688 ACRE TRACT OF LAND OUT OF THE SAMUEL ISAACS LEAGUE ABSTRACT NO. 35 IN FORT BEND COUNTY, TEXAS, BEING KNOWN AS LOT 172 OF WOODS EDGE ESTATES, SECTION THREE, AN UNRECORDED SUBDIVISION IN SAID FORT BEND COUNTY AND BEING THE SAME TRACT OF LAND CONVERTED TO THOMAS ZACHMAN AND JOYCE ZACHMAN BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2003068939 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. SAID 1.688 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING at a p.l. nail set at the centerline intersection of Cedar Creek Road (60' wide road easement) and Cherry Ridge Road (60' wide road easment) for the Southwest corner hereof.  
THENCE N 37°14'50"E along the centerline of said Cherry Ridge Road (60' Roadway Easement recorded in Vol. 959, Pg. 201, Deed Records of Fort Bend County, Texas) for 220.00 feet to a point for the Northwest corner hereof, same being the southwest corner of that certain Stegall 1.613 acre tract known as Lot 173 and recorded in Document No. 2000003996, Official Records of Fort Bend County, Texas;  
THENCE S 57°45'10"E along the common line between said Lot 172 and Lot 173 and passing a 1/2" iron rod set on the southeast line of said 60' Roadway Easement at a distance of 30.00 feet and passing a 3/8" iron rod found at a distance of 293.39 feet and continuing for a total distance of 332.99 feet to a point in a creek for the Northeast corner hereof.  
THENCE S 27°39'23"W along or near the center of said creek for 211.14 feet to a p.l. nail set in the centerline of a 60' wide road easement known as Cedar Creek as recorded in said Vol. 959, Pg. 201 of the Deed Records of Fort Bend County, Texas for the Southeast Corner hereof.  
THENCE N 59°18'51"W along the centerline of said 60' roadway easement known as Cedar Creek for 350.02 feet to the POINT OF BEGINNING of the herein described tract and containing 1.688 acres of land, more or less.

**Overland Consortium Inc. Surveyors**  
Tel: 281-940-8869 Fax: 281-207-6476  
5531 Mangrove Creek Ln., Sugar Land, Texas 77479

FIRM REGISTRATION NO. 10190700  
THIS SURVEY IS CONTRACTED TO DONALD MATT COOKSTON  
PHONE NUMBER 512-276-2602  
DONALD MATT COOKSTON, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 4733  
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