



TITLE COMPANY:

MONARCH
TITLE OF TEXAS

832-404-2795

G.F. #: 21-02053 ISSUE DATE: JANUARY 11, 2021

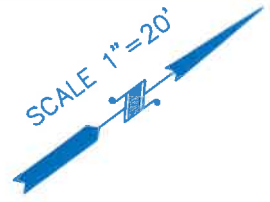


CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	625.00'	68.00'	N 36°30'07" E	67.97'

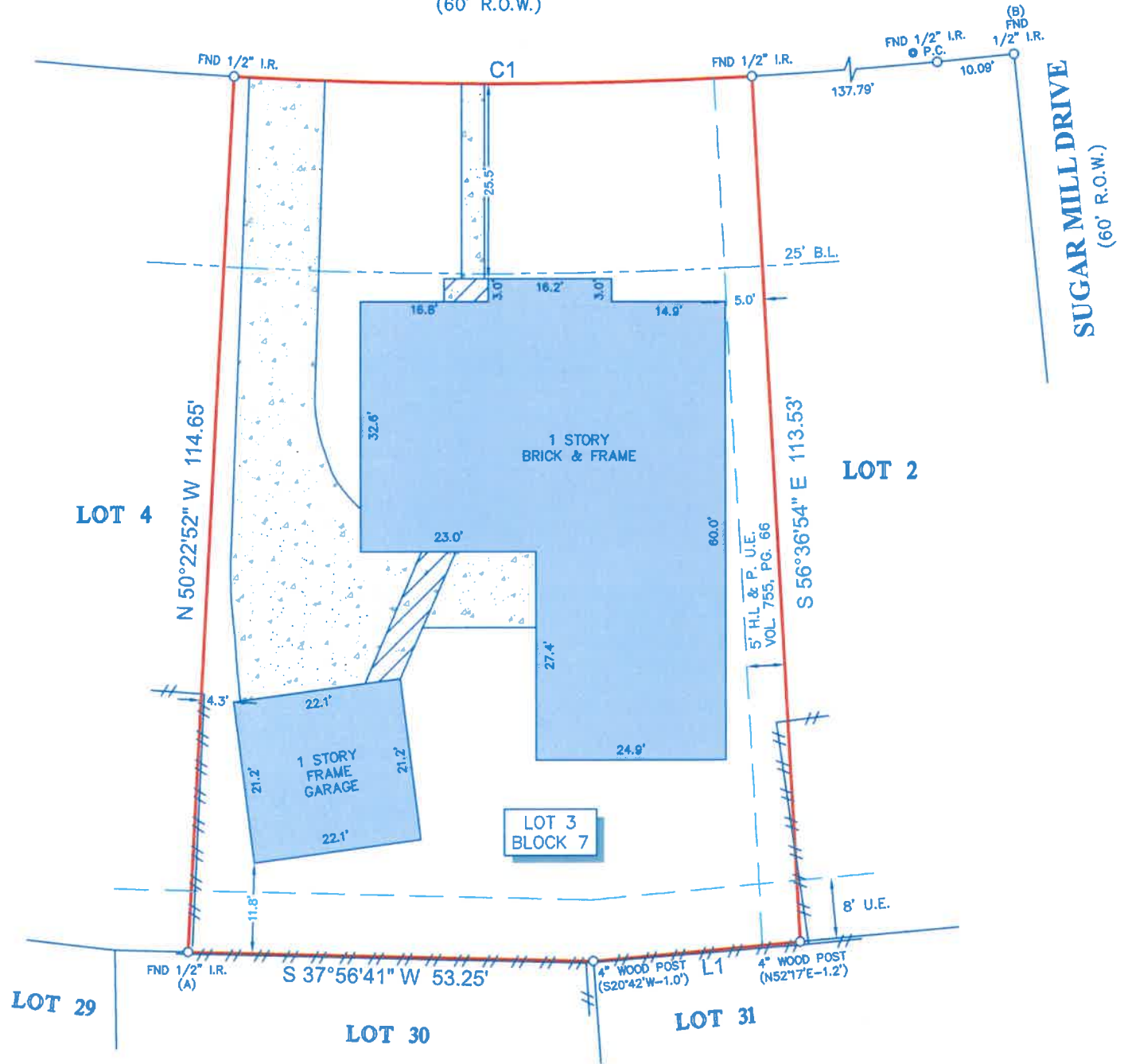
LINE	BEARING	DISTANCE
L1	S 31°19'22" W	27.25'

Veronica Torregosa dotloop verified
10/06/23 11:02 AM CDT
D6EB-LU8Q-XYOD-REFK

Esposito Torregosa dotloop verified
10/06/23 9:58 AM CDT
8PNK-TQV6-YCY-OSZK



CANE FIELD DRIVE
(60' R.O.W.)



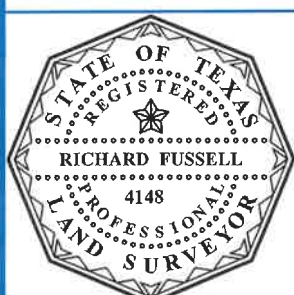
NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JANUARY 11, 2021, UNDER G.F. NO. 21-02053.
- AGREEMENT FOR INSTALLATION, OPERATION AND MAINTENANCE OF AN UNDERGROUND CABLE TELEVISION SYSTEM GRANTED TO ARES, INC., RECORDED IN VOLUME 972, PAGE 197, REAL PROPERTY RECORDS, FORT BEND COUNTY, TEXAS; ASSIGNED TO PRIME CABLE OF FORT BEND, LP, BY VOLUME 1903, PAGE 1722 OF THE REAL PROPERTY RECORDS, FORT BEND COUNTY, TEXAS.
- EASEMENTS CONTAINED IN ELECTRIC SERVICE AGREEMENT AS RECORDED IN VOL. 777, PG. 375, R.P.R.F.B.C.

LEGEND

B.L.	= BUILDING LINE
U.E.	= UTILITY EASEMENT
	CONCRETE
	COVERED AREA
	FENCE
	WOOD

LEGAL DESCRIPTION: LOT 3, IN BLOCK 7 OF COLONY BEND SECTION 1, A SUBDIVISION IN FORT BEND COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 10 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JANUARY 28, 2021 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
RPLS# 4148

CLIENT: ESPERITO CERENO TORREGOZA JR AND VERONICA MOYA TORREGOZA

ADDRESS: 2711 CANE FIELD DRIVE

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: WT	TECH: DC
DRAFTER: MC(V)	FINAL CHECK: EF
DATE: JAN. 28, 2021	
JOB# 1-92857-21	