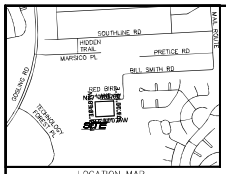
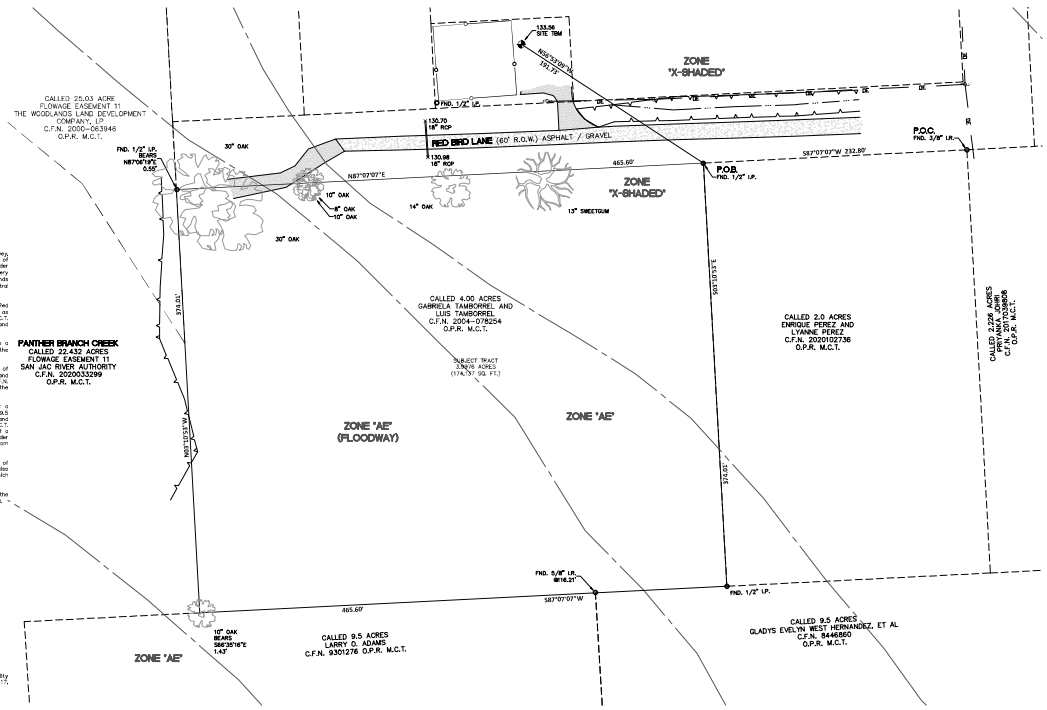


LOCATION MAP
NOT TO SCALE

LEGEND / ABBREVIATIONS

A	ABSTRACT
C.F.N.	CLERK'S FILE NUMBER
FND.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
O.P.R.	OFFICIAL PUBLIC RECORDS
M.C.T.	MONTGOMERY COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT OF WAY
POWER POLE	
PROPERTY MARKER	
HIGHBANK	



N

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LEGAL DESCRIPTION

BEING a 3.9976 acre (174,137 square feet) tract of land situated in the J. Stephens Survey, Abstract No. 536 of Montgomery County, Texas and being all of a called 4.00 acre tract of land as described in an instrument to Gabriela Tamborrel and Luis Tamborrel recorded under Clerk's File Number (C.F.N.) 2004-078254 of the Official Public Records of Montgomery County, Texas (O.P.R. M.C.T.), said 3.9976 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), Central Zone (4203) as cited herein;

COMMENCING at a found 3/8 inch iron rod in the South right-of-way (R.O.W.) line of Red Bird Lane, 60' R.O.W., marking the common corner of called 2.226 acre tract of land as described in an instrument to Priyanka Jafri recorded under C.F.N. 2017053805 O.P.R. M.C.T. and a called 2.0 acre tract of land as described in an instrument to Enrique Perez and Lyanne Perez recorded under C.F.N. 2020102736 O.P.R. M.C.T.;

THENCE South 87°07'07" West, along said South R.O.W. line, a distance of 232.80 feet to a found 1/2 inch iron pipe, marking the Northwest corner of said 2.0 acre tract, also being the Northeast corner of said 4.00 acre tract and the POINT OF BEGINNING;

THENCE South 03°07'53" East, along the West line of said 2.0 acre tract, a distance of 374.01 feet to a found 1/2 inch iron pipe in the North line of a called 9.5 acre tract of land as described in an instrument to Gladys Evelyn West Hernandez, ET A recorded under C.F.N. 8446860 O.P.R. M.C.T., marking the Southwest corner of said 2.0 acre tract and the Southeast corner of said 4.00 acre tract and the herein described tract;

THENCE South 87°07'07" West, along the South line of said 4.00 acre tract, passing at a distance of 116.21 feet a found 5/8 inch iron rod, marking the common corner of said 9.5 acre tract to said Gladys Evelyn West Hernandez, ET Al and a called 9.5 acre tract of land as described in an instrument to Larry O. Adams recorded under C.F.N. 9301276 O.P.R. M.C.T. and continuing a total distance of 465.60 feet to a point for corner in the East line of a called 22.432 acre tract of land in an instrument to San Jac River Authority recorded under C.F.N. 2020033299 O.P.R. M.C.T., marking the Southwest corner of said 4.00 acre tract, from which a found 10 inch oak tree bears South 66°35'16" East, a distance of 1.43 feet;

THENCE North 03°07'53" West, along said East line of said 22.432 acre tract, a distance of 374.01 feet to a point for corner, marking the Southeast corner of said Red Bird Lane, also being the Northwest corner of said 4.00 acre tract and the herein described tract, from which a found 1/2 inch iron pipe, bears South 80°36'13" East, a distance of 0.57 feet;

THENCE North 87°07'07" East, along said South R.O.W. line, a distance of 465.60 feet to the POINT OF BEGINNING and containing a computed 3.9976 acres (174,137 square feet) of land.

GENERAL NOTES

1. The surveyor has not abstracted the site. This survey relies on the title search from Fidelity National Title Insurance Company, GF No. FTH-12-FAH2300571760, effective date: May 17, 2023, issue date: May 24, 2023.

2. No easements of record listed in current title commitment.

3. The professional service reflected on this plat of survey is provided in connection with the transaction dated above. It is not to be used for any other purpose.

4. Bearings based on Texas State Plane Coordinates, Central Zone, NAD83.

5. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.

6. Flood Statement: This site (proposed area) is situated in Zone "AE-FLOODWAY", "AE" and "X-SHADED" in Montgomery County, Texas according to FEMA map number 48339C0530G with a date of identification of 12/30/2020 for community number 480483 and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

7. Contractor shall notify Engineer/Surveyor immediately, in writing, of any discrepancies or omissions to the topographic information. The contractor(s) shall be responsible for confirming the location (horizontal/vertical) of any pipes and structures (storm sewer and sanitary sewer) which impact the construction site. The contractor(s) shall notify the Engineer/Surveyor if any discrepancies are found between the actual conditions versus the data contained in the survey. Any costs incurred as the result of not confirming the actual location (horizontal/vertical) of said pipes and structures shall be borne by the contractor.

To:Gabriela Tamborrel and Luis Tamborrel, Paul Rose and or ASSIGNS and Fidelity National Title Insurance Company

I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1b/B, Condition III Survey.

Clemente Tumbalares Jr.
Registered Professional Land Surveyor
Texas Registration No. 6657
Date: June 2, 2023

CORE
LAND SURVEYING
TBPLS FIRM NO. 10194910
10310 GRISTMILL ROAD, SUITE 120
HOUSTON, TEXAS 77070
TEL: (832) 823-2200
CORELANDSURVEYING.COM

BOUNDARY SURVEY
3.9976 ACRE (174,137 SQ. FT.)
ALL OF CALLED 4.00 ACRE TRACT
RECORDED UNDER
C.F.N. 2004-078254 O.P.R. M.C.T.
IN THE J. STEPHENS SURVEY, A-536
MONTGOMERY COUNTY, TEXAS

DRAWING

FIELD BK	67/29
FIELD WRK	JB
DATE	05/30/23
DRAFTING	SDR
DATE	06/01/23
CHECKED	CT
DATE	06/02/23

ISSUE

TO	DATE
CLIENT	06/02/23

CHECK: CT
DRAWN: SDR
JOB: U23-00075

SUR-1
SHEET 1 OF 1

X:\2023\U23-00075\SUR\U23-00075 Red Bird Lane Boundary.dwg