

LEGEND * ITEMS THAT MAY APPEAR IN *
DRAWING BELOW

M.U.E. = MUNICIPAL UTILITY EASEMENT
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
S.T.M.S.E. = STORM SEWER EASEMENT
W.L.E. = WATER LINE EASEMENT

F.I.R. = FOUND IRON ROD
F.I.P. = FOUND IRON PIPE
S.I.R. = SET IRON ROD
W.P. = WOODEN POST
M.P. = METAL POST
C.F.# = CLERK'S FILE NUMBER
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
B.L. = BUILDING LINE
FND. = FOUND
BRS = BEARS

P.A.E. = PERMANENT ACCESS EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
W.S.E. = WATER & SEWER EASEMENT
E.E. = ELECTRIC EASEMENT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.P. = POWER POLE
S.F.N.F. = SEARCHED FOR, NOT FOUND
U.T.S. = UNABLE TO SET

● CONTROL MONUMENT

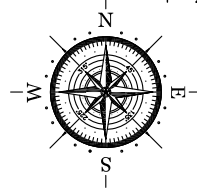
— = PROPERTY LINE
— = EASEMENT LINE
— = BUILDING SETBACK LINE
— = BUILDING WALL

— = WOODEN FENCE
— = CHAIN LINK FENCE
— = METAL FENCE
— = WIRE FENCE
— = VINYL FENCE

PRESENT SOUTHERLY R.O.W.
LINE OF JULIFF MANVEL
ROAD AS MONUMENTED

JULIFF MANVEL ROAD
(R.O.W. VARIES)

SCALE
1"=200'



MARTINEZ, JOSE L
0068 WM PETTUS, ACRES 13.642
C.F. #1999024560

MARTINEZ, JUVENCIO
0068 WM PETTUS,
ACRES 13.642
C.F. #1999024558

POB- CALLED
NORTHEAST CORNER OF
LOT 42,43,48,49 EMIGRATION LAND
COMPANY SURVEY ABST 68
VOL-618, PG-725, D.R.F.B.C.

Martinez Ramon etal
0068 WM PETTUS
ACRES 25.130
2691/1599

PART OF LOT 43
18.14 ACRE±
(VACANT)

0068 WM PETTUS, ACRES 10.00,
(part of W 1/2 OF 20 AC TRACT)
C.F. #2004109999

N 00°12'00" W

S 00°12'00" E

S 89°34'40" W

660.00'

CHOCOLATE BAYOU WATER CO.
CF# 2007085339

SAVE & EXCEPT
V-178/P-332, D.R.F.B.C.

Reviewed & Accepted by: _____ Date _____ / _____ Date _____

NOTES:
- BEARING BASIS: C.F. #1999024558
- SUBJECT TO ANY AND ALL RECORDED AND
UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED
PROPERTY
- UNDERGROUND UTILITY
INSTALLATIONS, UNDERGROUND IMPROVEMENTS,
FOUNDATIONS AND/OR OTHER UNDERGROUND
STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS
TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO
ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER
TITLE COMMITMENT
- SUBJECT TO ZONING AND BUILDING ORDINANCES
ENFORCED BY LOCAL MUNICIPALITIES
- EASEMENT TO HOUSTON PIPELINE COMPANY,
V-2072/P-1378, O.P.R.F.B.C.
- EASEMENT TO ALL AMERICAN PIPELINE COMPANY,
V-2072/P-1378, O.P.R.F.B.C.

LEGAL DESCRIPTION

18.14 ACRES OF LAND, MORE OR LESS, BEING THE EAST 1/2 OF LOT 43, OF THE EMIGRATION LAND COMPANY SUBDIVISION OF THE EAST PORTION OF THE WILLIAM PETTUS SURVEY, ABST. 68, ACCORDING TO THE PLAT RECORDED IN VOLUME 618, PAGE 725, DEED RECORDS FORT BEND COUNTY, TEXAS; SAVE AND EXCEPT A TRACT OR PARCEL OF LAND CONTAINING 1.82 ACRES OF LAND, MORE OR LESS, AS DESCRIBED BY METES AND BOUNDS IN A DEED DATED NOVEMBER 12, 1938 AND FILED IN VOLUME 178, PAGE 332 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAID 18.14 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

JOSE A. KUNNATHU

ADDRESS

OFF OF JULIFF MANVEL ROAD



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

JOB # 1612140

DATE 12-28-16 rev. 2-2-17

GF# 2198618-H060

PRO-SURV

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T.B.P.L.S. FIRM #10119300

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

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