

LAND TITLE SURVEY

0' 20' 40' 80'
SCALE 1"=40'

TRACT 4

N 54°34'06" E 561.07'

TRACT 5

TRACT 6

TRACT 7

TIERRA GRANDE
SECTION SIX
SLIDE NO. 1097B
M.R.F.B.C.

LAGUNA DEL RIO
RAVINE

LAGUNA VISTA DRIVE
(60' R.O.W.)

LEGEND

	FENCE
	WOOD
	METAL
	WIRE
	8'x8' METAL SHED ON BLOCKS
	POWER POLE
	WATER WELL
	COVERED AREA
	STEPS
	B.L. = BUILDING LINE
	U.E. = UTILITY EASEMENT
	A.E. = AERIAL EASEMENT
	U.G.E. = UNDERGROUND UTILITY EASEMENT
	ELECTRIC METER
	TELEPHONE PEDESTAL
	OVERHEAD UTILITY LINES
	APPROXIMATE HIGH BANK
	WOOD DECK

NOTES:

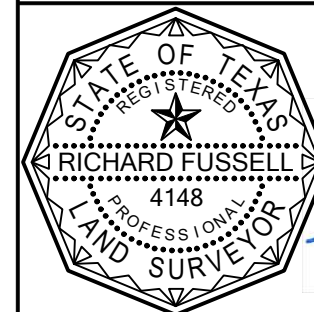
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON APRIL 20, 2026, UNDER G.F. NO. 2902695.
- EASEMENT AS SET FORTH IN C.F. NO. 9107424 (DOES NOT APPLY TO SUBJECT PROPERTY).
- EASEMENT AS SET FORTH IN C.F. NO. 9124993 (DOES NOT APPLY TO SUBJECT PROPERTY).
- BUILDING SETBACK LINE AS SET FORTH IN C.F. NO. 8863803.
- DISTRIBUTION AGREEMENTS AS SET FORTH IN C.F. NO.(S) 2009047468 AND 2009047469.



TITLE COMPANY:
stewart
TITLE
281-491-7050
G.F. #: 2902695
ISSUE DATE: APRIL 20, 2026



LEGAL DESCRIPTION: TRACTS 5 AND 6, OF TIERRA GRANDE SECTION 5, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER SLIDE NO(S) 1016/A OF THE MAP/PLAT/OFFICIAL PUBLIC 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 LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON APRIL 24, 2026 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

CLIENT: LORENZO FRANCO & CHRISTEL CARROLL FRANCO
ADDRESS: 14860 LAGUNA VISTA DRIVE
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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:	TECH:
MW	LV
DRAFTER:	FINAL CHECK:
MH	EF
DATE:	
APR. 27, 2026	
JOB#	
4-164586-26	