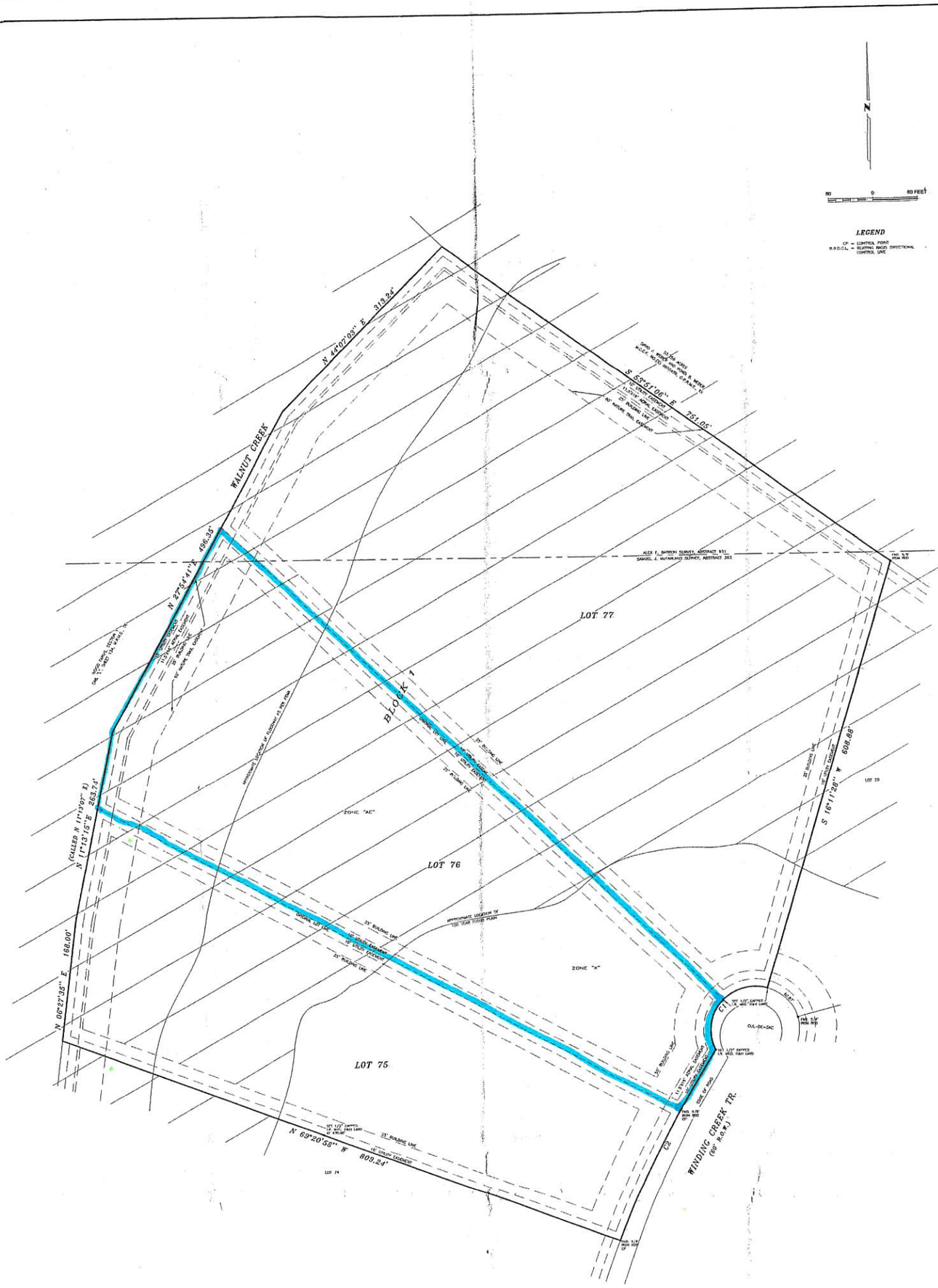

CURVE	RADIUS	DELTA	ARC	CHORD BRG	CHORD
C1	60.00'	137°09'08"	143.59'	S 75°39'02" W	111.62'
C2	1455.74'	17°49'55"	453.06'	S 24°21'24" W	451.19'

NOTES:

1. THIS SURVEY WAS NOT CONSIDERED A TITLE SEARCH BY THE SURVEYOR AND/OR WAS NOT PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY BE SUBJECT TO, BUT NOT LIMITED TO, ALL EASEMENTS, RESTRICTIVE COVENANTS, ENCUMBRANCES AND AGREEMENTS OF RECORDED.

2. SUBJECT PROPERTY PARTIALLY LIES WITHIN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" & "AE" ACCORDING TO THE FIRM PANEL NO. 48339E0485F, DATED 12-19-06.

3. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION TO THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED INTERNALLY FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIAL FLOODING CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

JOB NO. 224954-1
DATE: 03/14/24
SURVEY: WINDING CREEK TR.
ADDRESS: 31418 WINDING CREEK TR.
MAGNOLIA, TEXAS 77355

H&H PROFESSIONAL LAND SERVICES
10303 1/2 Eagle Drive, Suite A
Mont Belvieu, TX 77580
Phone: (281) 385-2087
Fax: (281) 385-5782

I, HOWARD L. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY DECLARE THAT THIS PLAT DELINEATES THE RESULT OF AN ON THE GROUND SURVEY OF LOT 75, LOT 76 AND 77, BLOCK 1, ROSSO RANCH, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET "L", SHEET 175-178 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

HOWARD L. MARTIN, R.P.L.S. NO. 4078, STATE OF TEXAS

STATE OF TEXAS
REGISTERED
HOWARD L. MARTIN
4078
PROFESSIONAL
LAND SURVEYOR

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