fence line

o/h util. line(s)

wm = water meter
mh = manhole
cbl. = cable tv box
tel. = telephone box
elec. = electric box
pp = power pole
eoa = edge of asphalt
rec. = record call
B.L. = building line
U.E. = utility easement
D.E. = drainage easement
M.C.D.R. = Montgomery County Deed Records
M.C.M.R. = Montgomery County Map Records
OPRMCT = Official Public Records Montgomery County
RPRMCT = Real Property Records Montgomery County

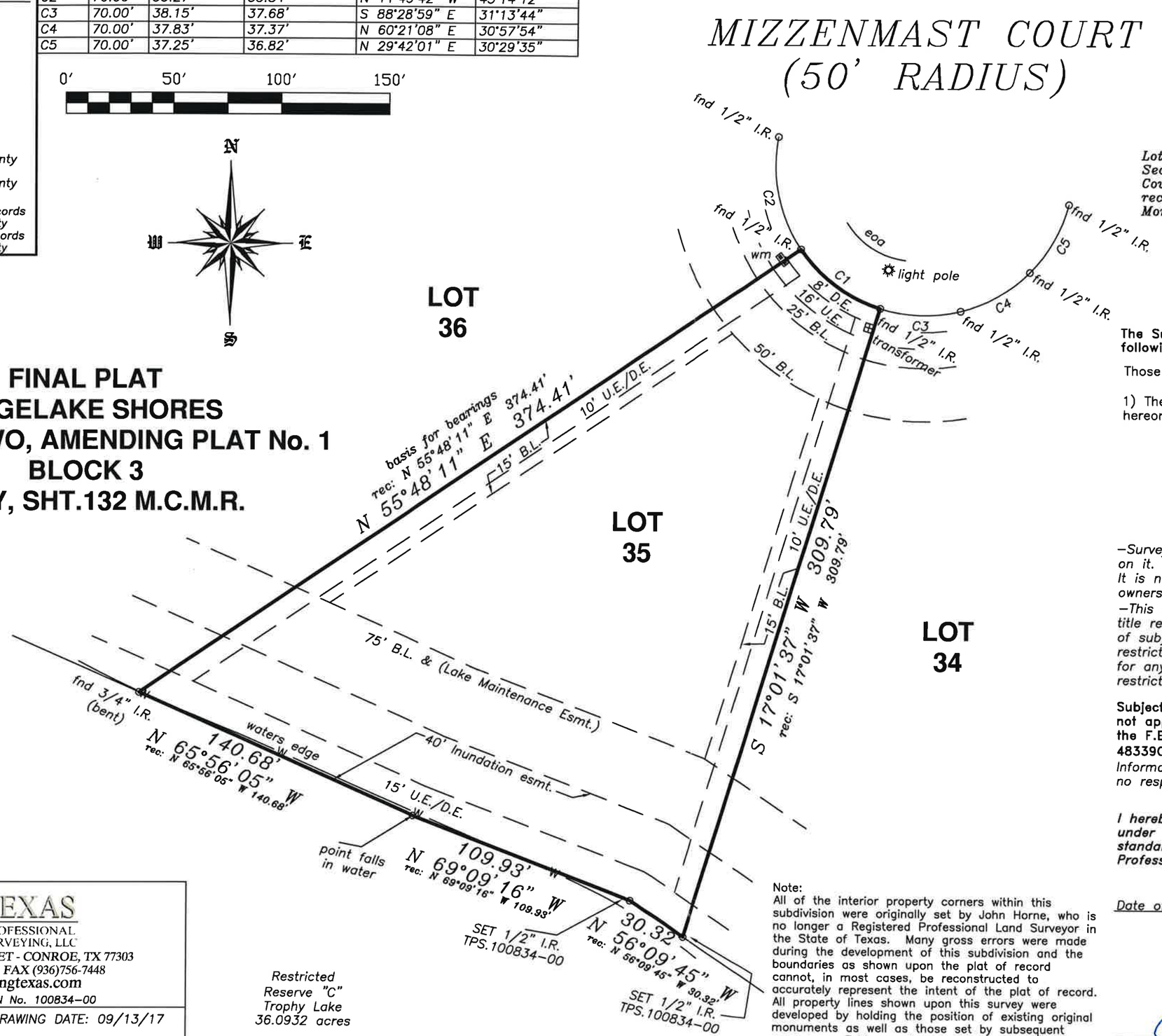
LEGEND

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00'	47.38'	46.48'	S 53°35'16" E	38°46'50"
C2	70.00'	55.27'	53.84'	N 11°43'42" W	45°14'12"
C3	70.00'	38.15'	37.68'	S 88°28'59" E	31°13'44"
C4	70.00'	37.83'	37.37'	N 60°21'08" E	30°57'54"
C5	70.00'	37.25'	36.82'	N 29°42'01" E	30°29'35"

0' 50' 100' 150'

N W E S

FINAL PLAT
RIDGELAKE SHORES
SECTION TWO, AMENDING PLAT No. 1
BLOCK 3
CAB.Y, SHT.132 M.C.M.R.



BOUNDARY SURVEY
FOR: K.W. ATKINSON
MIZZENMAST COURT
MONTGOMERY, TEXAS 77316

Lot 35, in Block 3, of Final Plat of Ridgelake Shores, Section 2, Amending Plat No. 1, located in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Y, Sheet 132 of the Map Records of Montgomery County, Texas.

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:

Those recorded in Cab. Y, Sheet 132, M.C.M.R.

1) There exists a 5'x20' A.E. adjacent to all U.E. shown hereon.

–Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

–This survey has been done without the benefit of a current title report. Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded plat.

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100–year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0370 G, effective 08/18/14.
Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Note:
All of the interior property corners within this subdivision were originally set by John Horne, who is no longer a Registered Professional Land Surveyor in the State of Texas. Many gross errors were made during the development of this subdivision and the boundaries as shown upon the plat of record cannot, in most cases, be reconstructed to accurately represent the intent of the plat of record. All property lines shown upon this survey were developed by holding the position of existing original monuments as well as those set by subsequent surveyors. Evidence of long standing occupation has also been used to reconstruct any boundary lines within this subdivision.

Date of Survey: 09/12/17 KH

STATE OF TEXAS
REGISTERED
CAREY A. JOHNSON
6524
PROFESSIONAL
LAND SURVEYOR

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

TEXAS PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

PROJECT NO.	Key Map	DRAWING DATE: 09/13/17
A199-01	185H	REVISED: DRAWN BY: DED