



LEGEND

	APPROXIMATE HIGH BANK
	B.L. = BUILDING LINE
	U.E. = UTILITY EASEMENT
	R.E. = ROAD EASEMENT
	D.E. = DRAINAGE EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	535.00'	224.32'	S 77°59'18" E	222.68'

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JULY 23, 2021, UNDER G.F. NO. 21124193-ALGA.
- AGREEMENT WITH CENTERPOINT ENERGY HOUSTON AS RECORDED IN COUNTY CLERK'S FILE NO. 2007056206.
- EASEMENT, AS RECORDED UNDER C.F. NO. 2007063056 D.R.B.C.
- EASEMENT, AS RECORDED UNDER C.F. NO. 2007063056 R.P.R.B.C.

TITLE COMPANY:

G.F. #: 21124193-ALGA ISSUE DATE: JULY 23, 2021

LEGAL DESCRIPTION: LOT 21, IN BLOCK 2, OF FINAL PLAT OF CHENANGO RANCH, SECTION 2, AN ADDITION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 200741954 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

SURVEYORS CERTIFICATE:
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JULY 23, 2021 AND THAT THIS PLAT SUBSTANTIALLY COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

CLIENT: RICHARD A. MATTES AND STEPHANIE R. MATTES
 ADDRESS: 22211 PITTMAN DRIVE
 www.survey1inc.com
 survey1@survey1inc.com

FIELD CREW: J/L
TECH: MA
DRAFTER: AR **FINAL CHECK:** EF
DATE: 7-28-21
JOB#: 7-100049-21

Survey 1, Inc.
 Your Land Survey Company
 Firm Registration No. 100758-00
 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

REVISED: 8-11-21

