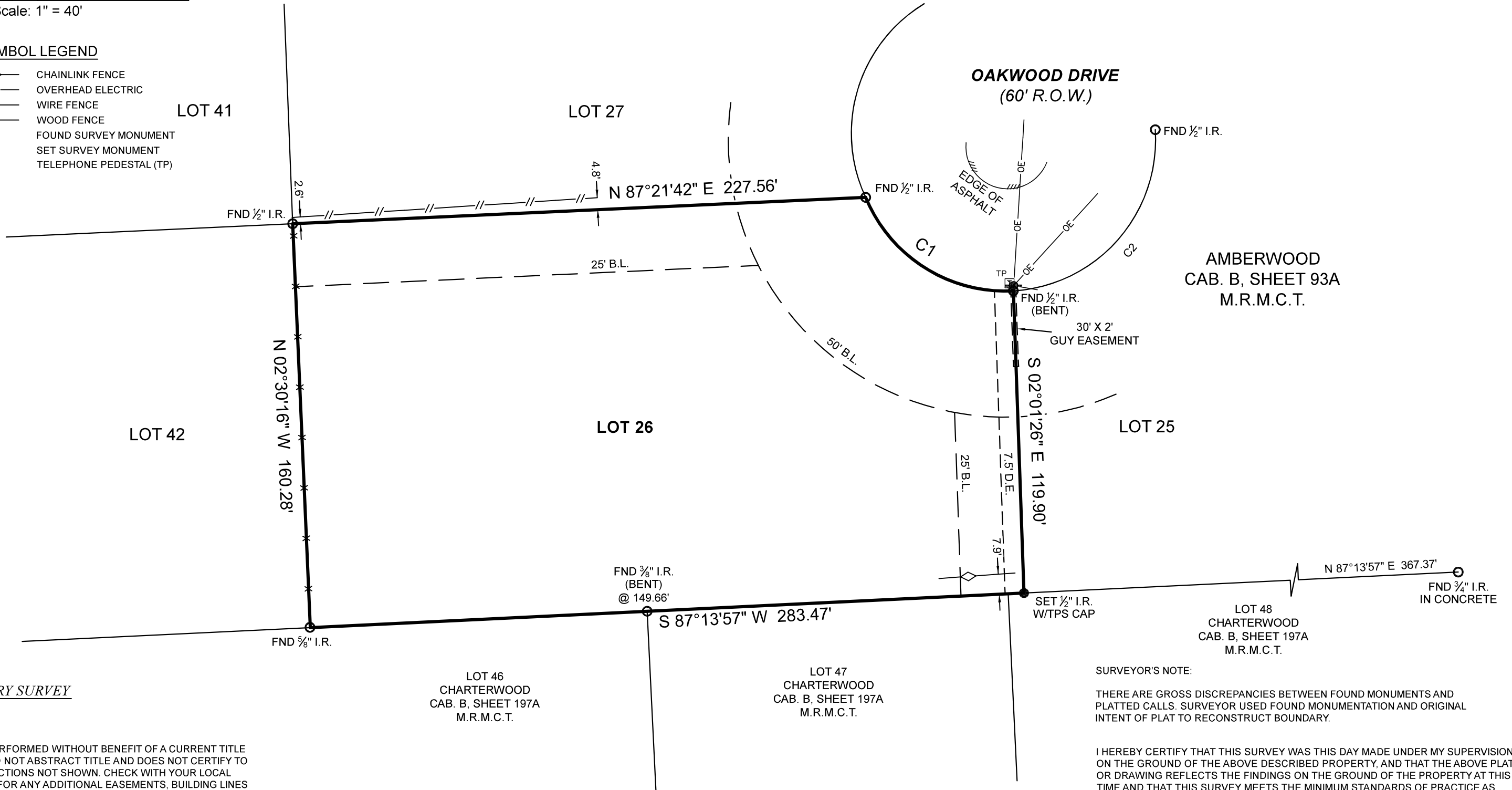


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	73.93'	69.34'	S 57°39'45" E	70°36'01"
C2	60.00'	94.73'	85.19'	N 41°22'53" E	90°27'41"

SYMBOL LEGEND

- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- WIRE FENCE
- WOOD FENCE
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- TELEPHONE PEDESTAL (TP)



BOUNDARY SURVEY

GENERAL NOTES:

- 1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE 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 SURVEY.
- 2) UNOBSTRUCTED AERIAL EASEMENT 5' IN WIDTH, FROM A PLANE 20' ABOVE THE GROUND, UPWARD, LOCATED ADJACENT TO ALL UTILITY EASEMENTS SHOWN HEREON.
- 3) 25' SIDE BUILDING LINES SHOWN HEREON ARE AS SET OUT IN AMENDED RESTRICTIONS PER C.F. NO. 2018079963, O.P.R.M.C.T.

SURVEYOR'S NOTE:

THERE ARE GROSS DISCREPANCIES BETWEEN FOUND MONUMENTS AND PLATTED CALLS. SURVEYOR USED FOUND MONUMENTATION AND ORIGINAL INTENT OF PLAT TO RECONSTRUCT BOUNDARY.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



PROJECT NUMBER	30691
DATE	01-17-2023
DRAWN BY	GM
CHECKED BY	ERP
FIELD CREW	NG
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

PURCHASER.....LAW OFFICE OF BEARD AND LANE
 ADDRESS.....OAKWOOD DRIVE, SPLENDORA, TX, 77372
 SURVEY.....HENRY A. PETERS, A - 434
 SUBJECT.....LOT 26
 SUBDIVISION.....AMBERWOOD
 RECORDING.....CABINET B, SHEET 93A, MAP RECORDS
 COUNTY.....MONTGOMERY

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0600G HAVING AN EFFECTIVE DATE OF 08/18/2014.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD88, GEOID 18, AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

Carey A. Johnson
 Registered Professional Land Surveyor No. 6524