

0' 50' 100' 150'



Scale: 1" = 50'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1480.00'	68.03'	68.03'	S 78°51'38" E	2°04'24"
C2	1669.00'	82.12'	82.11'	S 79°10'39" E	2°49'08"

LINE	BEARING	DISTANCE
L1	S 77°49'23" E	27.68'

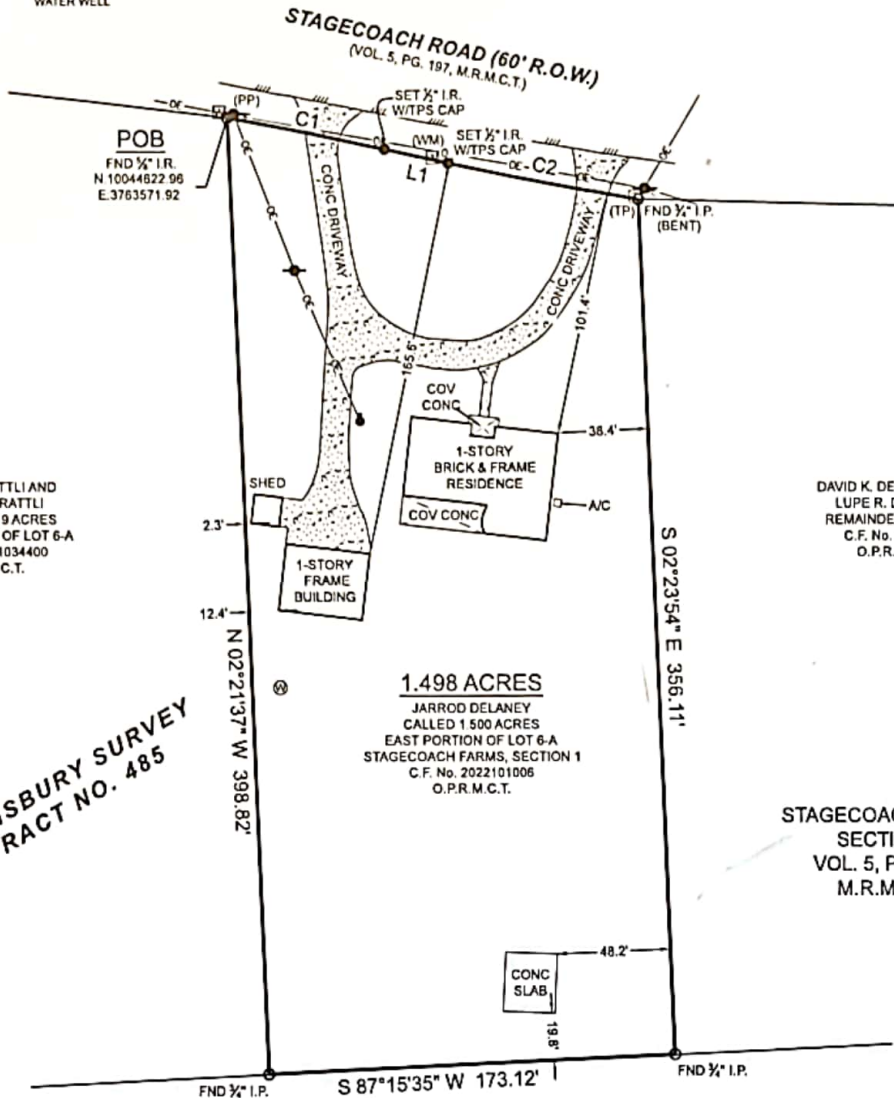
**SYMBOL LEGEND**

- EDGE OF ASPHALT
- o— OVERHEAD ELECTRIC
- x- WIRE FENCE
- FOUND SURVEY MONUMENT
- METER POLE
- POWER POLE
- TELEPHONE PEDESTAL (TP)
- ◻ WATER METER (WM)
- ⊗ WATER WELL



MARC T. KRATTLI AND  
CAROL J. KRATTLI  
CALLED 2.5719 ACRES  
WEST PORTION OF LOT 6-A  
C.F. No. 2001034400  
O.P.R.M.C.T.

**T. J. STANSBURY SURVEY  
ABSTRACT NO. 485**



DAVID K. DEFRIESE AND  
LUPE R. DEFRIESE  
REMAINDER OF LOT 6  
C.F. No. 9856307  
O.P.R.M.C.T.

**1.498 ACRES**  
JARROD DELANEY  
CALLED 1.500 ACRES  
EAST PORTION OF LOT 6-A  
STAGECOACH FARMS, SECTION 1  
C.F. No. 2022101006  
O.P.R.M.C.T.

**STAGECOACH FARMS  
SECTION 1  
VOL. 5, PG. 197,  
M.R.M.C.T.**

DAVID H. VENTRESS, JR.  
CALLED 8.6151 ACRES  
C.F. No. 2010080447  
O.P.R.M.C.T.

**BOUNDARY & IMPROVEMENT  
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.

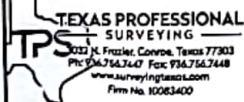
BEING A 1.498 ACRE TRACT OF LAND SITUATED IN THE T.J. STANSBURY SURVEY, ABSTRACT NUMBER 485, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT SAME CALLED 1.500 ACRE TRACT DESCRIBED AS THE EAST PORTION OF LOT 6-A OF STAGECOACH FARMS SUBDIVISION, SECTION 1 ACCORDING TO PLAT RECORDED IN VOLUME 5, PAGE 197, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, (M.R.M.C.T.), IN INSTRUMENT TO JARROD DELANEY, RECORDED UNDER CLERK'S FILE NUMBER 2022101006 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.), SAID 1.498 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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	30614
DATE	01-13-2023
DRAWN BY	MMS
CHECKED BY	DVB
FIELD CREW	GR
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48339C0480G HAVING AN EFFECTIVE DATE OF 08/18/2014.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.



PURCHASER..... KRISTIN CAPPS & JARROD DELANEY  
ADDRESS..... 14415 STAGECOACH ROAD, STAGECOACH, TX, 77355  
SURVEY..... T.J. STANSBURY, A - 485  
SUBJECT..... 1.498 ACRES  
SUBDIVISION..... STAGECOACH FARMS, SECTION 1  
COUNTY..... MONTGOMERY

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921

