SURVEY PREPARED FOR: LOREN GOODRICH

DESCRIPTION OF PROPERTY: 121 RIDLEY LANE, CLEVELAND, TX 77328
1.42 ACRES & 15.08 ACRES, BEING OUT OF A CALLED 16.4 ACRE TRACT AS RECORDED IN SAN JACINTO COUNTY CLERK'S FILE No. 201300450 & BEING SITUATED IN THE JAMES PATTERSON SURVEY, A-243 SAN JACINTO COUNTY TX.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SURVEYED ON THE GROUND, MAY 31, 2022.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LOUIS W. BENJAMIN IV
RP.L.S. NO. 5815

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TBPELS Firm No. 10114600

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File Name: 22-178.dwg
Scale: 1" = 60' Date: 6-6-2022
Drawn by: FC Surveyed by: AG-JL

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE 'X' ACCORDING TO AN INTERPRETATION OF F.I.R.M. MAP NO. 48407C0270C DATED 11-4-2010.

THE SURVEYOR HAS MADE NO REPRESENTATIONS AS TO WHETHER OR NOT THE SUBJECT PROPERTY WILL FLOOD AND RECOMMENDS THAT THE LOCAL FLOOD PLAIN ADMINISTRATOR BE CONTACTED PRIOR TO USE OF THIS FLOOD INFORMATION FOR PROPERTY PURCHASE OR CONSTRUCTION.

SCALE: 1" = 60 FEET

GENERAL NOTES:
1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS TRACT.
2) BUILDING LINES, EASEMENTS, DEED RESTRICTIONS, AND OTHER MATTERS MAY AFFECT THIS TRACT.
3) BEARING STABILIZER BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.
4) THIS SURVEY IS BASED ON INFORMATION PROVIDED BY THE CLIENT AND WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5) THIS SURVEY IS NOT TO BE USED FOR ANY ON THE GROUND CONSTRUCTION PURPOSES. THE SURVEYOR HEREBY RECOMMENDS THAT 24 HOURS PRIOR TO ANY CONSTRUCTION AND/OR PROPERTY CLEARING.
6) BUILDERS, OWNERS & ARCHITECTS SHOULD VERIFY ALL EASEMENTS, BUILDING LINES, DEED RESTRICTIONS, ZONING ORDINANCES AND OTHER RELATED MATTERS, IF ANY, THAT MAY AFFECT THE PROPERTY CONSIDERED BE RE-PLATTED OR DEVELOPED.
7) STATE, CITY AND/OR COUNTY RESTRICTIONS AND REGULATIONS REGARDING SUBDIVISION PLATTING AND/OR DIVISION BE FOLLOWED WHEN AFFECT THIS PROPERTY, BEFORE STARTING CONSTRUCTION.
8) ALL SET 5/8" IRON RODS ARE MARKED WITH CAP STAMPED "RPLS 5815".

LINE TABLE

	LINE DISTANCE	BEARING
L1	297.83'	S 85°41'38" W
L2	297.83'	N 85°41'38" E
L3	39.90'	S 4°34'30" E
CALLED	40.32'	S 4°40'28" E
L4	170.65'	N 87°37'16" W
CALLED	171.57'	N 89°46'00" W