



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	585.00'	126.15'	125.91'	S 41°38'04\" W	12°08'52\"

  

LINE	BEARING	DISTANCE
L1	N 16°23'25\" E	133.59'

NOTES:  
 THE UTILITY EASEMENT AS RECORDED IN VOL. 251, PG 573 B.R.G.C. DOES NOT AFFECT THE SUBJECT PROPERTY.  
 THE UTILITY EASEMENT AS RECORDED IN VOL. 328, PG 703 D.R.G.C. DOES NOT AFFECT THE SUBJECT PROPERTY.  
 THE FLOODING EASEMENT AS RECORDED IN VOL. 504, PG 743 DOES NOT AFFECT THE SUBJECT PROPERTY.  
 SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY.  
 BEARING ORIENTATION BASED ON THE NORTHERN IRON OF WEST TERRACE OAKS DRIVE, AS PER PLAT.  
 ANY APPROXIMATE SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.  
 BEARINGS BASED ON RECORDED PLAT OF PLANTATION LAKES, SECTION 3 (VOL. 1102, PG 813 M.R.G.C.)  
 FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE PRINT.  
 THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO  
 ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE PRINTS.



**LEGEND**

- These standard symbols will be found in the drawing.
- FOUND MONUMENT
  - SET 5/8\" I.R. W/CAP
  - ◊ POWER POLE
  - CUT WIRE
  - ⊙ TELE FERRISAL
  - OVERHEAD POWER
  - - - EASEMENT LINE

LOT: 14		BLOCK: 01	SECTION: 03	SUBDIVISION: PLANTATION LAKES	This plat depicts a corner to the 100 year flood plain and appears to be in 2004. It is located by the Federal Emergency Administration designated Flood Hazard Area by Community Flood No. 28 (642822C) dated 04/12/22.
RECORDATION: VOL 1102, PG 813 M.R.G.C.	COUNTY: GRIMES	ST: TX	ABSTRACT: SHIRNEY, A-426	JOB #: 1408143	
RECORD OWNER: FREDDY O'PRY ENTERPRISES	TITLE COMPANY: FIDELITY NATIONAL TITLE				
PURCHASER: AUBREY & SANDRA ROSS				LENDER: VETERANS LAND BOARD OF THE STATE OF TEXAS	
ADDRESS: 17683 WEST TERRACE OAKS DRIVE, WALLER, TX 77484					
FIELD WORK:					
LK					
DRAFTED BY: DK, JR					
CHECKED BY: DK, SR					
C.P. NUMBER: 01412871					



I, David E. King, do, Texas Registered Professional Surveyor Number 4503, hereby certify to the Title, Location, and Extent of the above described boundary ONLY that this plat was made from an actual survey on the ground by me or under my direction, this being substantially correct to the Survey, Texas Society of Professional Surveyors Standards and Specifications, the said plat without fault, error, or fraud.

