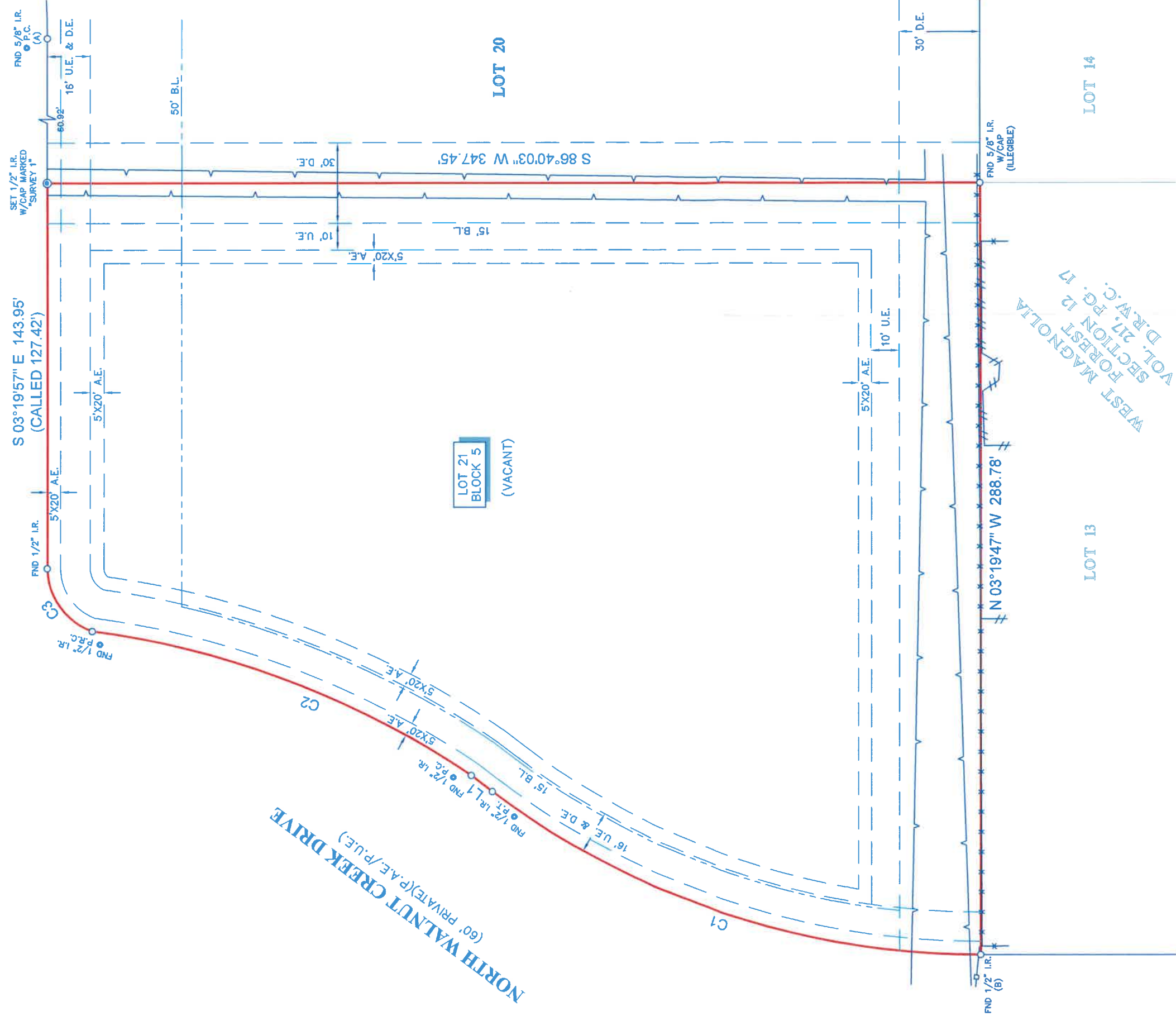


CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	300.00'	195.16'	S 74°41'36" E	191.74'
C2	330.00'	152.50'	(CALLED 150.99')	S 72°23'24" E
C3	25.00'	30.67'	(CALLED 32.02')	S 38°37'26" E
LINE	BEARING	DISTANCE		
L1	S 56°14'11" E	10.00'		28.78'

SCALE 1"=40'



**ROUNDUP DRIVE**  
(60' PRIVATE)(P.A.E./P.U.E.)



**NORTH WALNUT CREEK DRIVE**  
(60' PRIVATE)(P.A.E./P.U.E.)

**NOTES:**

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO CINDY MATA FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION: LOT 21, IN BLOCK 5, OF SADDLE CREEK FOREST, SECTION 6, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 998, PAGE 448, OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

CLIENT: TBD

ADDRESS: 30091 ROUNDUP DRIVE



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 FEBRUARY 19, 2024 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS/ACCEPTS SHOWN.

*Richard Fussell*  
RICHARD FUSSELL  
R.L.S. # 4148



**LEGEND**

—	APPROXIMATE FENCE	—	WOOD
- - -	HIGH BANK	- - -	WIRE
- - -	BUILDING LINE	- - -	VINYL
- - -	UTILITY EASEMENT	- - -	
- - -	A.E.	- - -	
- - -	DRAINAGE EASEMENT	- - -	
- - -	P.A.E.	- - -	
- - -	PUBLIC UTILITY EASEMENT	- - -	



**Survey 1, Inc.**  
Yor Land Survey Company

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P.O. Box 2543 | Alvin, TX 77512  
(281)393-1382 | Fax(281)393-1383

DATE: FEB. 22, 2024  
JOB#: 2-131769-24

TECH: SB/LT  
FIELD CREW: MW  
DRAFTER: MH  
FINAL CHECK: EF