

0' 20' 40' 60'



Scale: 1" = 20'

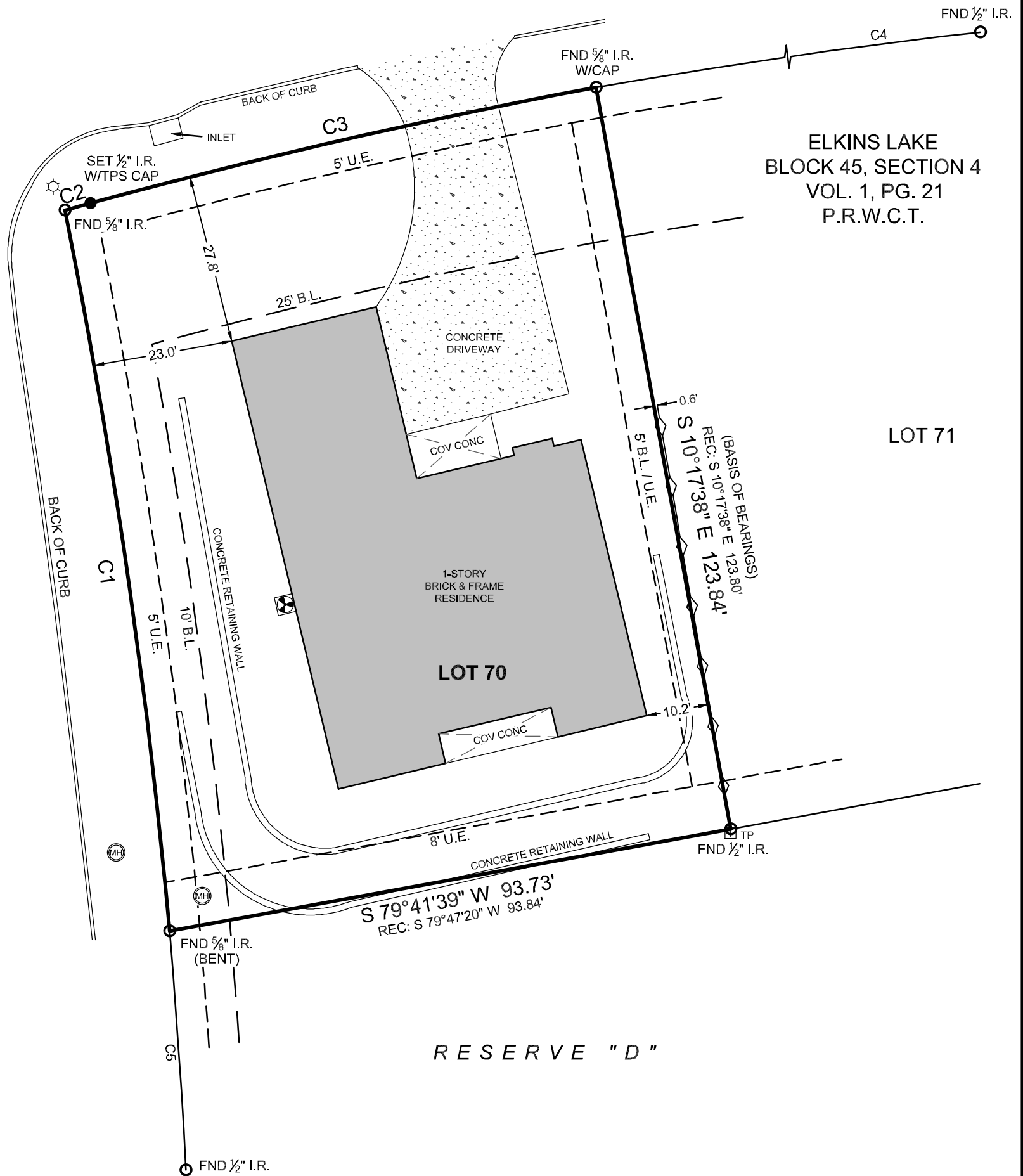
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1125.00'	119.74'	119.68'	N 08° 15' 52" W	6° 05' 54"
C2	1125.00'	4.33'	4.33'	N 74° 48' 34" E	0° 13' 14"
C3	1075.00'	85.29'	85.26'	N 77° 05' 51" E	4° 32' 44"
C4	1075.00'	195.82'	195.55'	N 85° 19' 28" E	10° 26' 12"
C5	1125.00'	39.37'	39.37'	S 03° 52' 58" E	2° 00' 19"

SYMBOL LEGEND

- CHAINLINK FENCE
- LIGHT POST
- MANHOLE
- TELEPHONE PEDESTAL (TP)
- AIR CONDITIONING UNIT

BROADMOOR DRIVE (50' R.O.W.)

RIVER OAKS DRIVE (50' R.O.W.)



ELKINS LAKE
BLOCK 45, SECTION 4
VOL. 1, PG. 21
P.R.W.C.T.

LOT 71

RESERVE "D"

FINAL SURVEY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
CHICAGO TITLE INSURANCE COMPANY
G.F. NO. CTH-CO-CTT22755728PH
EFFECTIVE DATE: FEBRUARY 21, 2022

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- THOSE AS PER ITEM 1, SCHEDULE B, OF SAID TITLE COMMITMENT.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48471C0370D HAVING AN EFFECTIVE DATE OF 08/16/2011.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF SAID SUBDIVISION.

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	23491
DATE	03-01-2022
DRAWN BY	SC/JAM/MB/KDC/AS
CHECKED BY	MSP/NW/SC
FIELD CREW	TM/JL/VL
REVISION 1	03-09-2022_TITLE
REVISION 2	03-24-2022_TOPO
REVISION 3	05-16-2022_FORM
REVISION 4	10-24-2022_FINAL

TEXAS
PROFESSIONAL
SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX
77303 PH (936)756-7447 - FAX (936)756-7448
WWW.SURVEYINGTEXAS.COM
FIRM REGISTRATION NO. 100834-00

PURCHASER.....ARISTIDES GARCIA CUSTOM HOMES LLC
ADDRESS.....1400 RIVER OAKS DRIVE, HUNTSVILLE, TX, 77340
SURVEY.....WILLIAM M. BARRETT, A - 77
SUBJECT.....LOT 70, BLOCK 45
SUBDIVISION.....ELKINS LAKE, SECTION 4
RECORDING.....VOLUME 1, PAGE 21, PLAT RECORDS
COUNTY.....WALKER

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

