

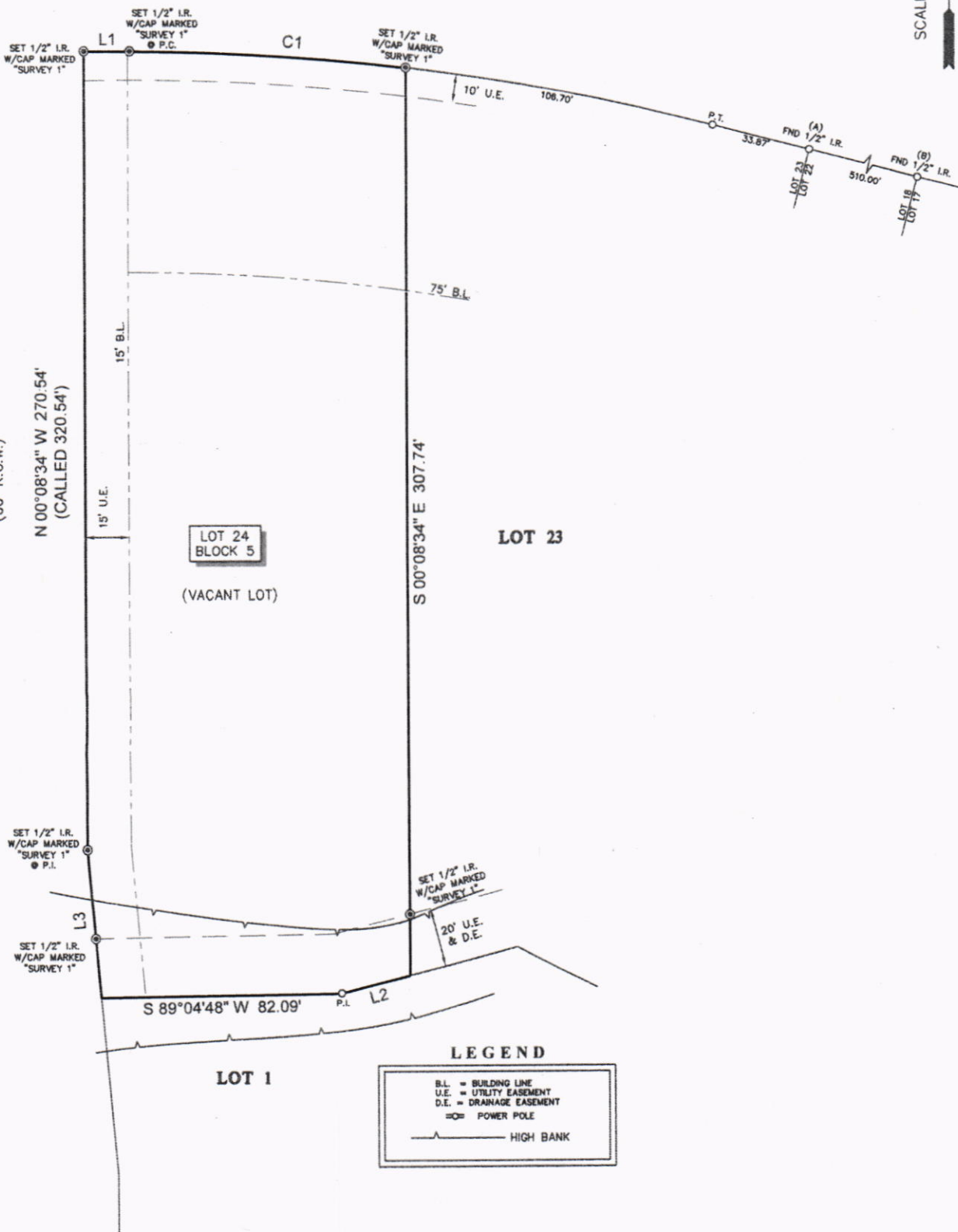
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	793.15'	94.56'	N 86°43'39" W	94.50'

LINE	BEARING	DISTANCE
L1	N 89°51'26" E	15.66'
L2	S 75°20'17" W	24.11'
L3	S 75°20'17" W	50.19'

STABLERIDGE DRIVE
(60' R.O.W.)

SCALE 1" = 40'

CARRIAGE HILLS BOULEVARD
(60' R.O.W.)



LEGEND

B.L.	= BUILDING LINE
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
⊙	= POWER POLE
—	= HIGH BANK

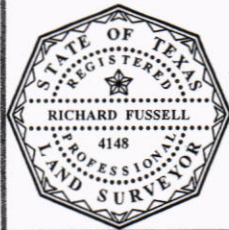
NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ADSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW 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.
5. THERE ARE NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MAY 27, 2022, UNDER G.F. NO. 052222464.

LEGAL DESCRIPTION: LOT 24, BLOCK 5, IN SECTION 1 OF CARRIAGE HILLS, A RECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SHEET 127 & 128 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

CLIENT: GLENN MANUEL AND SAMMIE MANUEL

ADDRESS: 0 STABLERIDGE 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 MAY 31, 2022 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

TITLE COMPANY:



877-740-5297

G.F. # 052222464

ISSUE DATE: MAY 27, 2022

Survey 1, Inc.
Your Land Survey Company

www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512
(281)383-1382 | Fax (281)383-1383

FIELD CREW: CD
DRAFTER: MC(V)

TECH: ET
FINAL CHECK: SB

DATE: JUN. 6, 2022
JOB# 6-112573-22