

CURVE TABLE

CURVE	BEARING	DISTANCE	RADIUS	LENGTH
C1	N 07° 35' 04" E	157.29'	250.00'	160.00'
C2	N 41° 49' 03" E	136.97'	250.00'	138.74'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 57° 43' 00" E	50.00'
L2	S 57° 43' 00" W	56.46'
L3	S 10° 45' 00" E	39.72'



RUSTIC LANE
(60' R.O.W.)

N 10° 45' 00" W
70.00'

FND. 1/2" I.R.

FND. 1/2" I.R.

15' UTILITY & DRAINAGE EASEMENT

5' X 20' AERIAL EASEMENT

50' BUILDING LINE

C1

FND. 1/2" I.R.

79.2'

29.9'

66.2'

S 79° 15' 00" W
255.00'

LOT 32
BLOCK 3

LOT 31
BLOCK 3

5' X 20' AERIAL EASEMENT

10' UTILITY EASEMENT

5' X 20' AERIAL EASEMENT

10' UTILITY EASEMENT

5' X 20' AERIAL EASEMENT

C2

LOT 30
BLOCK 3
VACANT LOT

S 59° 36' 17" E
272.92'

FND. 1/2" I.R.

FND. 1/2" I.R.

L2

280.00'

S 32° 17' 00" E

280.00'

FND. 1/2" I.R.

FND. 1/2" I.R.

L1

SET 1/2" I.R.

130.00'

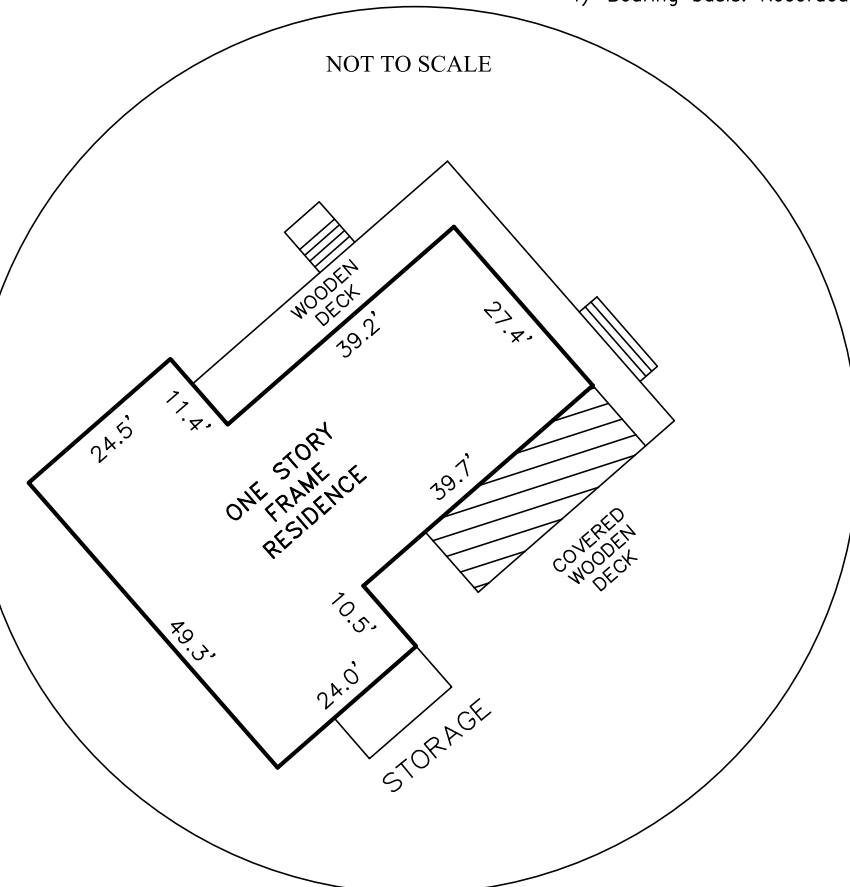
FND. 1/2" I.R.

15' UTILITY & DRAINAGE EASEMENT

5' X 20' AERIAL EASEMENT

50' BUILDING LINE

NOT TO SCALE



NOTE(S):

- 1) Property subject to subdivision covenants, conditions and restrictions be easements, building lines and other matters of record.
- 2) This survey was done without the benefit of a title report.
- 3) Any and all easements, building lines, and conditions, covenants, and restrictions as set forth in plat recorded under Volume 430, Page 649 of the Map and/or Plat Records of Grimes County, Texas.
- 4) Bearing basis: Recorded subdivision plat.

RESIDENTIAL SURVEY

LOT(S) 30 & 31 BLOCK 3
W MAGNOLIA FIRST, SECTION 18
VOLUME 430, PAGE 649 G.C.M.R.

Date: 2/10/2022
Field Work: SP
Drawn By: SP
Project No.: C22-0208

Prepared For:

Project Location:
17325 Rustic Lane
Waller, Texas 77484
Key Map: --

FLOOD DATA
THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE.
IS IN ZONE X PER FIRM MAP, COMMUNITY PANEL No. 48185C0550C WHICH HAS AN EFFECTIVE DATE OF 04/03/2012, AND IS NOT IN THE SPECIAL FLOOD HAZARD AREA.



David L. Bowden

TBPLS Firm Registration No. 10127400

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SCALE: 1" = 40'

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