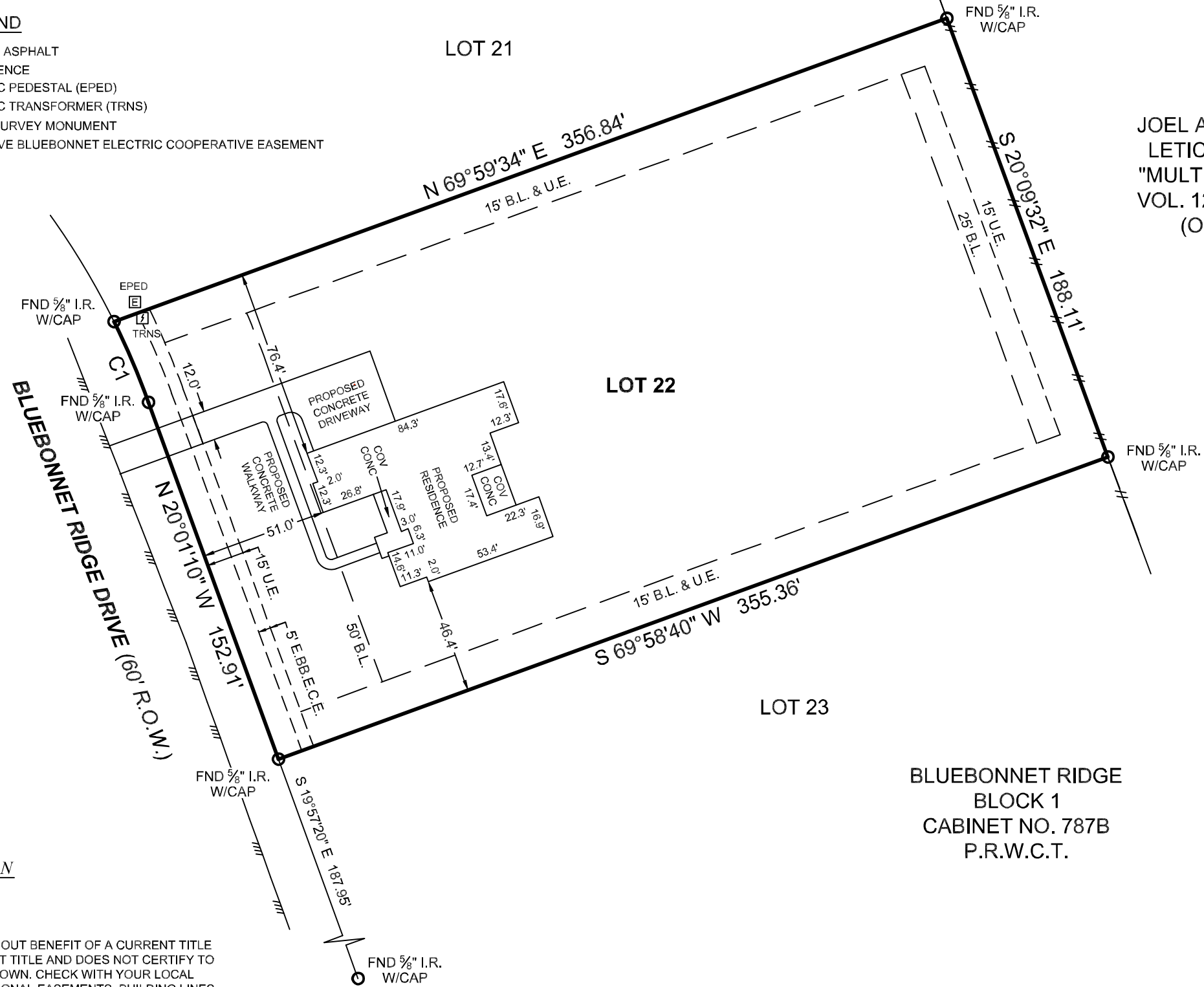


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	330.00'	35.36'	35.35'	N 23°09'56" W	6°08'24"

SYMBOL LEGEND

- EDGE OF ASPHALT
- WOOD FENCE
- ELECTRIC PEDESTAL (EPED)
- ELECTRIC TRANSFORMER (TRNS)
- FOUND SURVEY MONUMENT
- E.B.B.E.C.E. EXCLUSIVE BLUEBONNET ELECTRIC COOPERATIVE EASEMENT



JOEL ANDRADE AND
LETICIA ANDRADE
"MULTIPLE TRACTS"
VOL. 1242, PAGE 356
(O.R.W.C.T.)

BLUEBONNET RIDGE
BLOCK 1
CABINET NO. 787B
P.R.W.C.T.

PLOT PLAN

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

PROJECT NUMBER	31218
DATE	03-09-2023
DRAWN BY	CSP/AS
CHECKED BY	GM/JDG
FIELD CREW	VL
REVISION 1	03-27-2024_PLOT PLAN
REVISION 2	-
REVISION 3	-
REVISION 4	-

1470 Bluebonnet Ridge

PURCHASER.....TREND VIEW CONSTRUCTION
ADDRESS.....BLUEBONNET RIDGE DRIVE, CHAPPELL HILL, TX, 77426
SURVEY.....DAVID LAWRENCE, A - 75
SUBJECT.....LOT 22, BLOCK 1
SUBDIVISION.....BLUEBONNET RIDGE
RECORDING.....CABINET NO. 787B, PLAT RECORDS
COUNTY.....WASHINGTON

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48477C0325D HAVING AN EFFECTIVE DATE OF 05/16/2019.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

