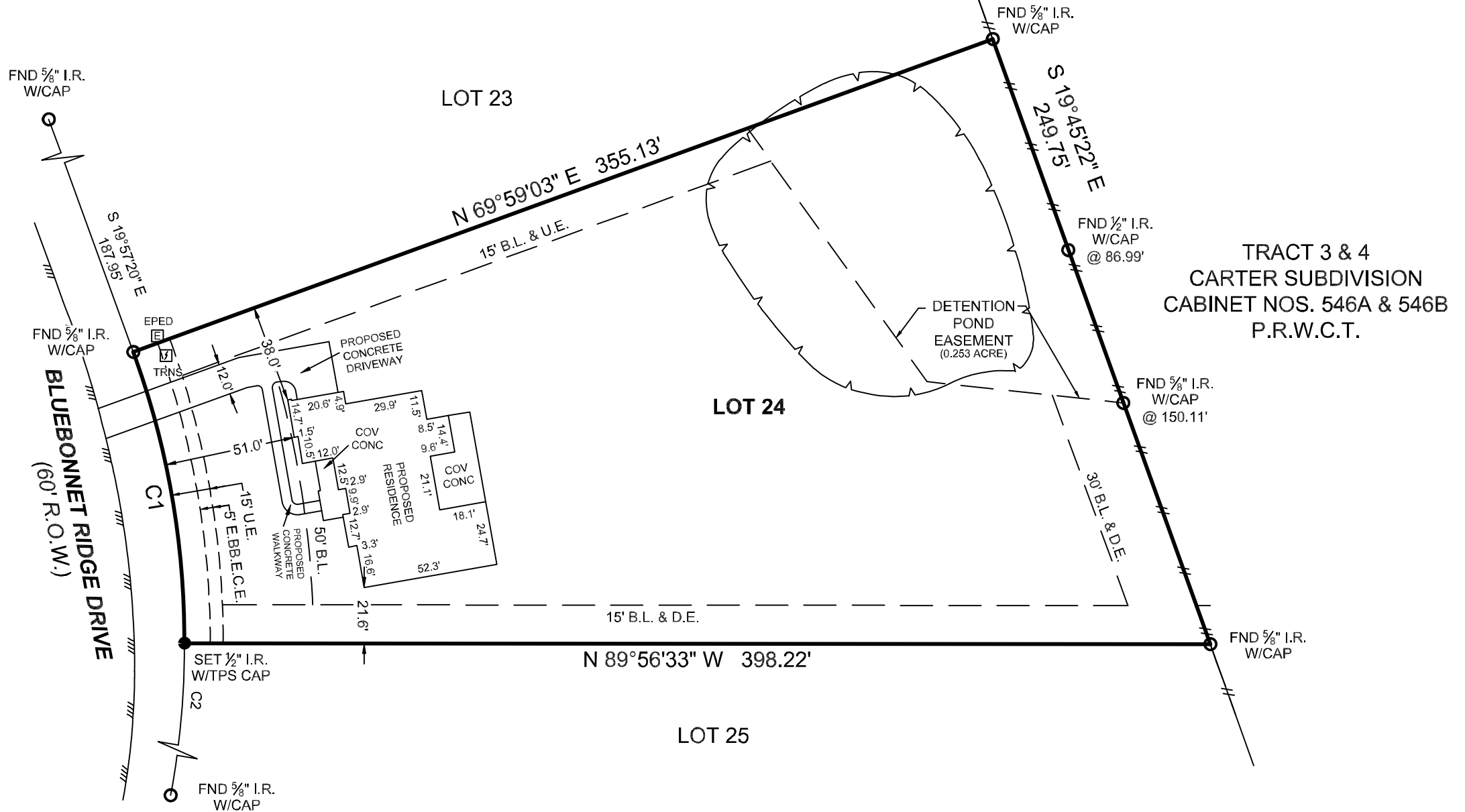


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	330.00'	115.41'	114.83'	N 9°57'58" W	20°02'19"
C2	330.00'	123.54'	122.81'	S 10°46'39" W	21°26'55"

SYMBOL LEGEND

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

**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	31212
DATE	03-09-2023
DRAWN BY	CSP/IAS
CHECKED BY	GM/JDG
FIELD CREW	VL
REVISION 1	03-27-2024_PLOT PLAN
REVISION 2	-
REVISION 3	-
REVISION 4	-

1404 Bluebonnet Ridge

PURCHASER.....TREND VIEW CONSTRUCTION
 ADDRESS.....BLUEBONNET RIDGE DRIVE, CHAPPELL HILL, TX, 77426
 SURVEY.....DAVID LAWRENCE, A - 75
 SUBJECT.....LOT 24, 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