

LEGEND * ITEMS THAT MAY APPEAR IN * DRAWING BELOW

- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- BR5 = BEARS
/>
- C.F.# = CLERK'S FILE NUMBER
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- FND. = FOUND
- M.P. = METAL POST
- M.U.E. = MUNICIPAL UTILITY EASEMENT
- P.A.E. = PERMANENT ACCESS EASEMENT
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.E. = POOL EQUIPMENT
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- P.P. = POWER POLE

- P.R.C. = POINT OF REVERSE CURVATURE
- P.T. = POINT OF TANGENCY
- P.U.E. = PUBLIC UTILITY EASEMENT
- S.I.R. = SET IRON ROD
- S.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.T.S. = UNABLE TO SET
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- W.P. = WOODEN POST
- W.S.E. = WATER & SEWER EASEMENT

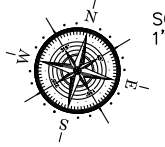
- - - - - = NOT TO SCALE
- ⊙ = GUY ANCHOR
- ⊕ = POWER POLE
- ⊖ = SERVICE DROP
- S.F.N.F. = SEARCH FOR NOT FOUND

- ⊙ = CONTROL MONUMENT
- = PROPERTY CORNER
- — — — — = PROPERTY LINE
- — — — — = EASEMENT LINE
- — — — — = BUILDING SETBACK LINE
- — — — — = BUILDING WALL

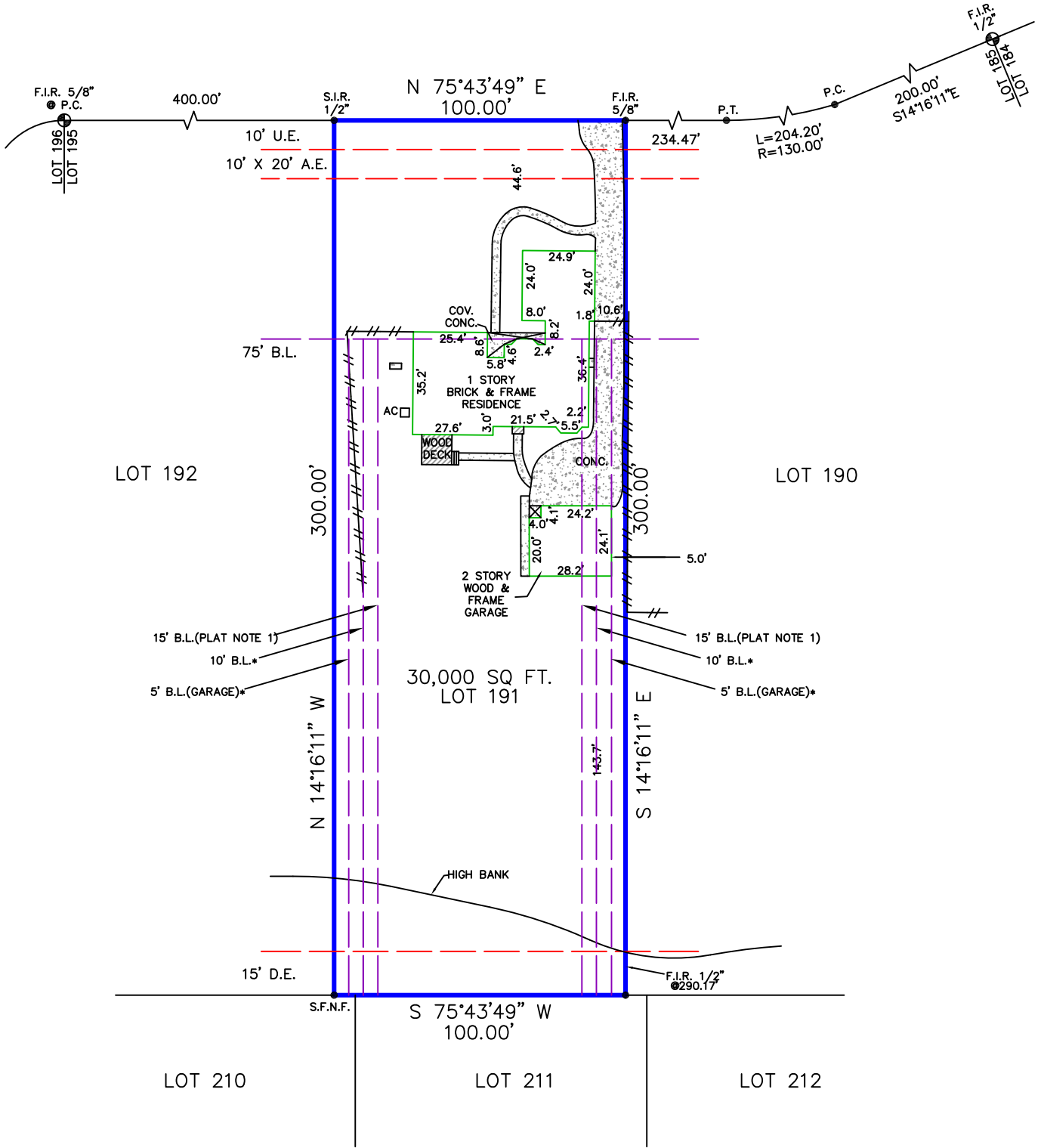
- / / / / = WOODEN FENCE
- x x x x = CHAIN LINK FENCE
- o o o o = METAL FENCE
- / / / / = WIRE FENCE
- v v v v = VINYL FENCE
- — — — — = OVERHEAD ELECTRIC POWER LINE

* = RECORDED V-1107, P-309, D.R.M.C.

2271 STABLERIDGE DRIVE
(60' R.O.W.)



SCALE
1"=50'



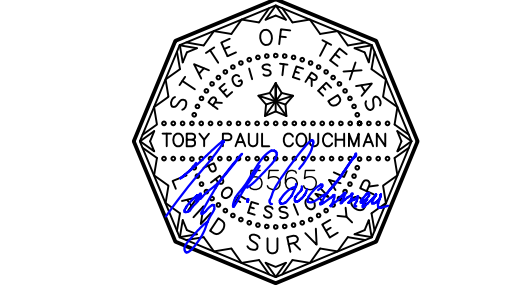
Reviewed & Accepted by: _____ Date _____ / _____ / _____ Date _____

NOTES:
 - BEARING BASIS: PLAT
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
 - EASEMENTS AS RECORDED IN VOLUME 1107, PAGE 309, OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS
 - RESIDENCE OVER FRONT B.L.
 - RESIDENCE OVER SIDE B.L.
 - REVISED 06-04-2024 TO ADD SQUARE FOOTAGE TO SURVEY PER CLIENT REQUEST, NO ADDITIONAL TRIP TO THE FIELD WAS MADE.

LEGAL DESCRIPTION
 LOT ONE HUNDRED NINETY-ONE (191) OF CARRIAGE HILLS, SECTION THREE (3), A SUBDIVISION OUT OF THE JAMES HODGE SURVEY, ABSTRACT 19, AND THE CHARLES E. DUGAT SURVEY, ABSTRACT 170, OF MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SHEET 191D OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

ETP REALTY GROUP &
 INVESTMENTS GROUP LLC, A TEXAS
 LIMITED LIABILITY COMPANY

ADDRESS
 2271 STABLERIDGE DRIVE



JOB # 2405367
DATE 05-31-2024 REV 06-04-2024
GF# 24002469

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION.

PRO-SURV
 SURVEYING & MAPPING SERVICES

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ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION
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