

Notes:  
 1. Basis of bearings: West line of subject property per the recorded plat.  
 2. Survey performed without the benefit of a title report and may be subject to easements and/or restrictions not show.  
 3. Elevations are based on GPS observation.  
 4. TBM is a pk nail set in pavement with an elevation of 295.59 feet.

B.L. BUILDING LINE  
 U.E. UTILITY EASEMENT  
 D.E. DRAINAGE EASEMENT  
 P.U.E. PUBLIC UTILITY EASEMENT  
 P.A.E. PUBLIC ACCESS EASEMENT  
 PVT PRIVATE  
 TFE TOP FORM ELEVATION  
 EP EDGE OF PAVEMENT

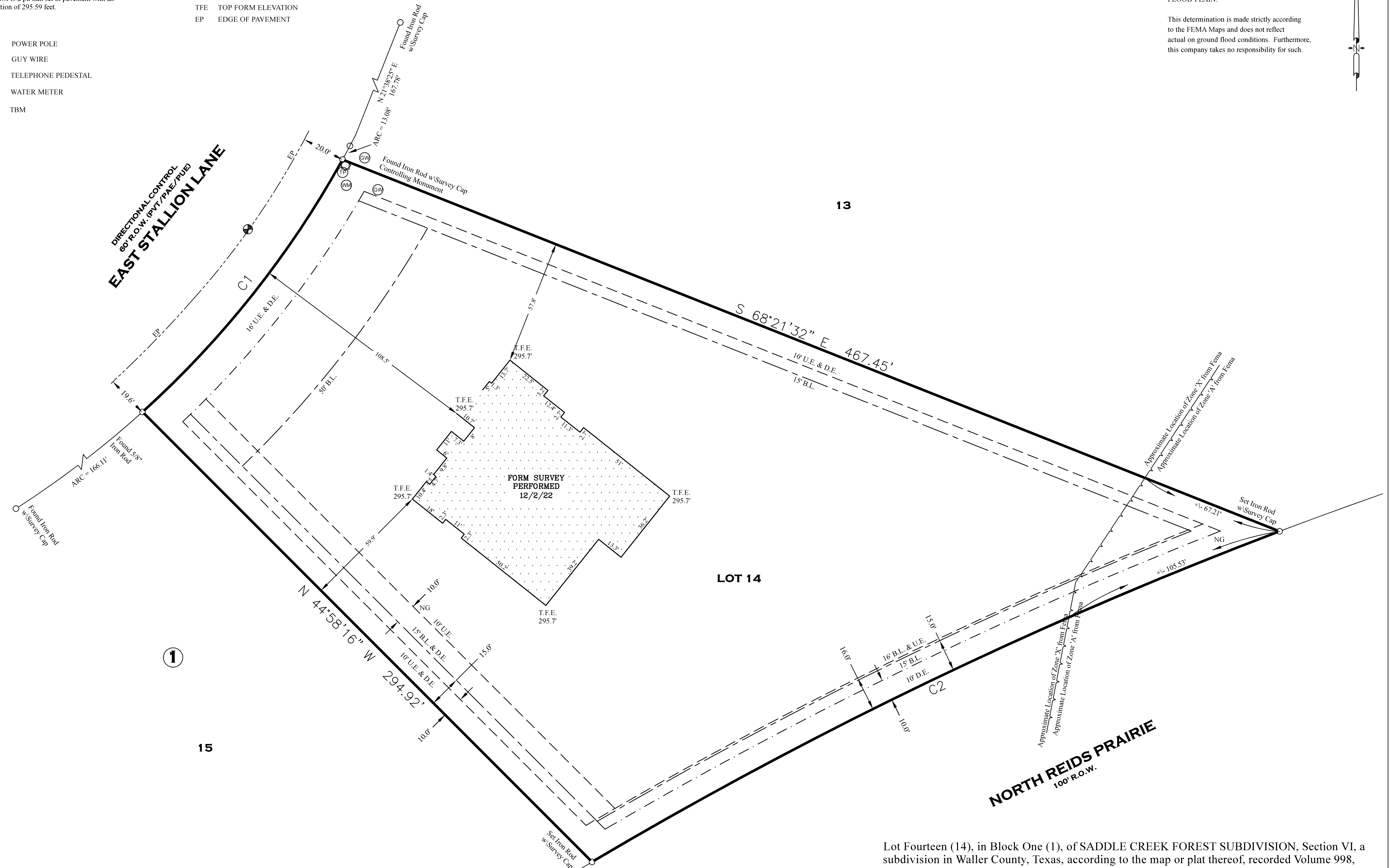
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	19°03'06"	451.14'	150.01'	75.70'	149.32'	N 38°23'50" E
C2	9°53'57"	2050.00'	354.18'	177.53'	353.74'	S 64°19'20" W

This property lies within ZONE 'X' and 'A' as SCALED from FEMA Map Panel Number 48473C0075E, dated February 18, 2009.

THIS MEANS THAT THE SUBJECT PROPERTY SCALES INSIDE AND OUTSIDE THE 100 YEAR FLOOD PLAIN.

This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.

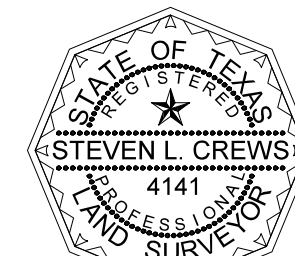
- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ TELEPHONE PEDESTAL
- ⊙ WATER METER
- ⊙ TBM



Lot Fourteen (14), in Block One (1), of SADDLE CREEK FOREST SUBDIVISION, Section VI, a subdivision in Waller County, Texas, according to the map or plat thereof, recorded Volume 998, Page 448, of the Map Records of Waller County, Texas;

Date: December 8, 2022	GF No. n/a
Job No. 20-0035	Scale: 1" = 30' (18"x24")
Address: 27800 East Stallion Lane	Drawn By: EBC
City, State: Waller, Texas	Zip: 77484
	Rev: 0

**C & C SURVEYING, INC.**  
 7424 F.M. 1488, Suite A, Magnolia, Texas 77354  
 Office: 281-259-4377 Metro: 281-356-5172  
 Fax: 281-356-1935



R.P.L.S. Seal

Certified To: James Duong  
 Client: James Duong

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY B, CONDITION III SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

*Steven L. Crews*  
 Steven L. Crews R.P.L.S. # 4141

Notes:  
 1. Basis of bearings: West line of subject property per the recorded plat.  
 2. Survey performed without the benefit of a title report and may be subject to easements and/or restrictions not shown.  
 3. Easements and building lines shown hereon are per the recorded plat & Volume 910, Page 186 D.R.W.C.T.

B.L. BUILDING LINE  
 U.E. UTILITY EASEMENT  
 D.E. DRAINAGE EASEMENT  
 P.U.E. PUBLIC UTILITY EASEMENT  
 P.A.E. PUBLIC ACCESS EASEMENT  
 PVT PRIVATE

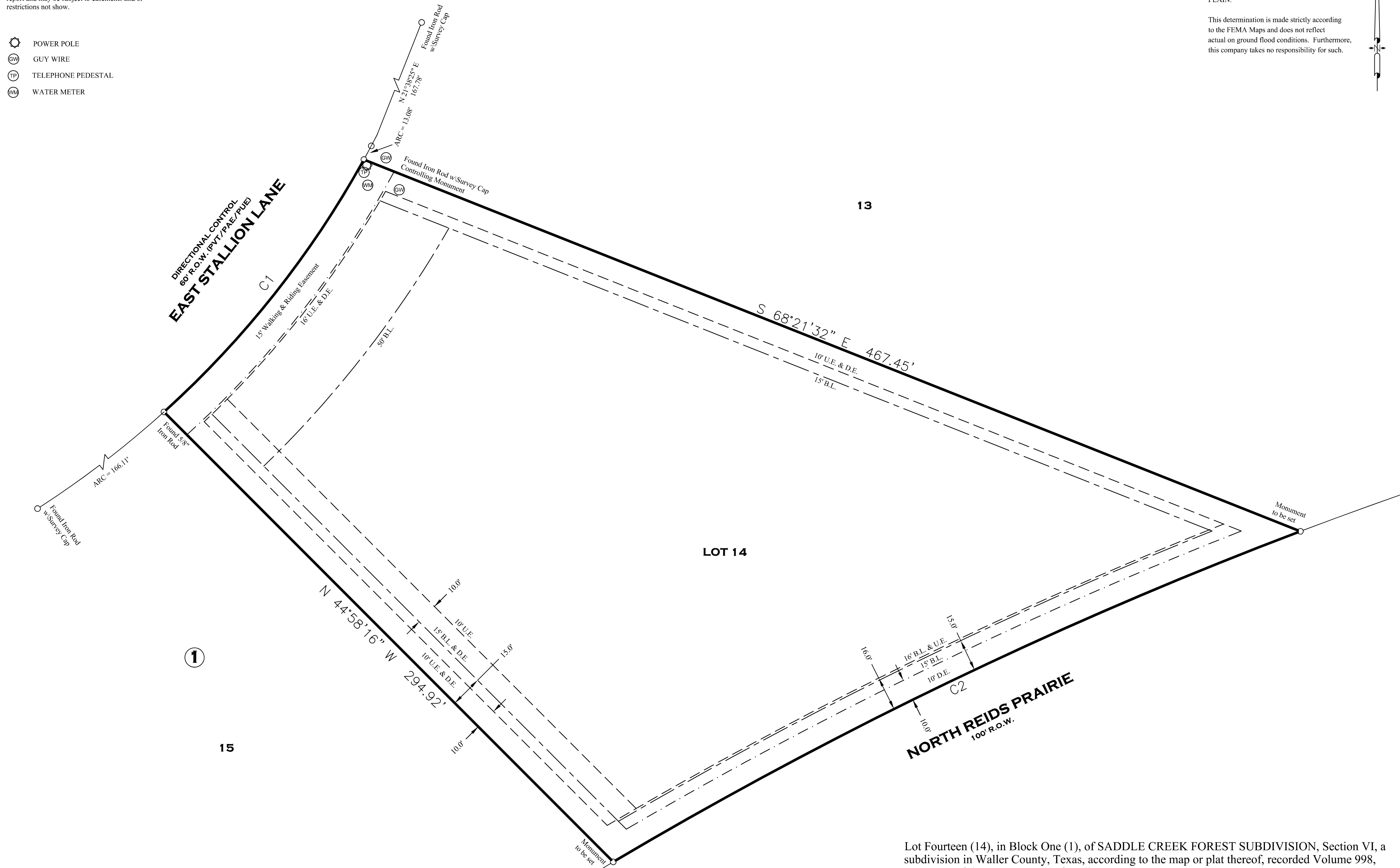
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	19°03'06"	451.14'	150.01'	75.70'	149.32'	N 38°23'50" E
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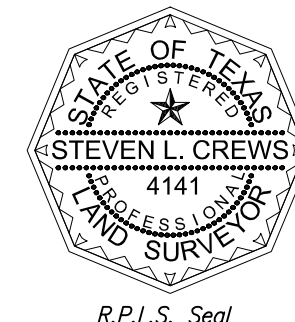
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- WATER METER



Lot Fourteen (14), in Block One (1), of SADDLE CREEK FOREST SUBDIVISION, Section VI, a subdivision in Waller County, Texas, according to the map or plat thereof, recorded Volume 998, Page 448, of the Map Records of Waller County, Texas;

Date: April 16, 2020	GF No. n/a
Job No. 20-0035	Scale: 1" = 30' (18"x24")
Address: 27900 East Stallion Lane	Drawn By: EBC
City, State: Waller, Texas	Zip: 77484
	Rev: 6/29/20

**C & C SURVEYING, INC.**  
 7424 F.M. 1488, Suite A, Magnolia, Texas 77354  
 Office: 281-259-4377 Metro: 281-356-5172  
 Fax: 281-356-1935



Certified To: James Duong  
 Client: James Duong

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Steven L. Crews R.P.L.S. # 4141

R.P.L.S. Seal

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  4. TBM is a pk nail set in pavement with an elevation of 295.59 feet.

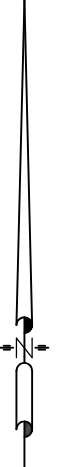
- B.L. BUILDING LINE  
 U.E. UTILITY EASEMENT  
 D.E. DRAINAGE EASEMENT  
 P.U.E. PUBLIC UTILITY EASEMENT  
 P.A.E. PUBLIC ACCESS EASEMENT  
 PVT PRIVATE
- NG NATURAL GROUND  
 HB HIGH BANK DITCH  
 EP EDGE OF PAVEMENT  
 CLR CENTERLINE ROAD  
 CLD CENTERLINE DITCH

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
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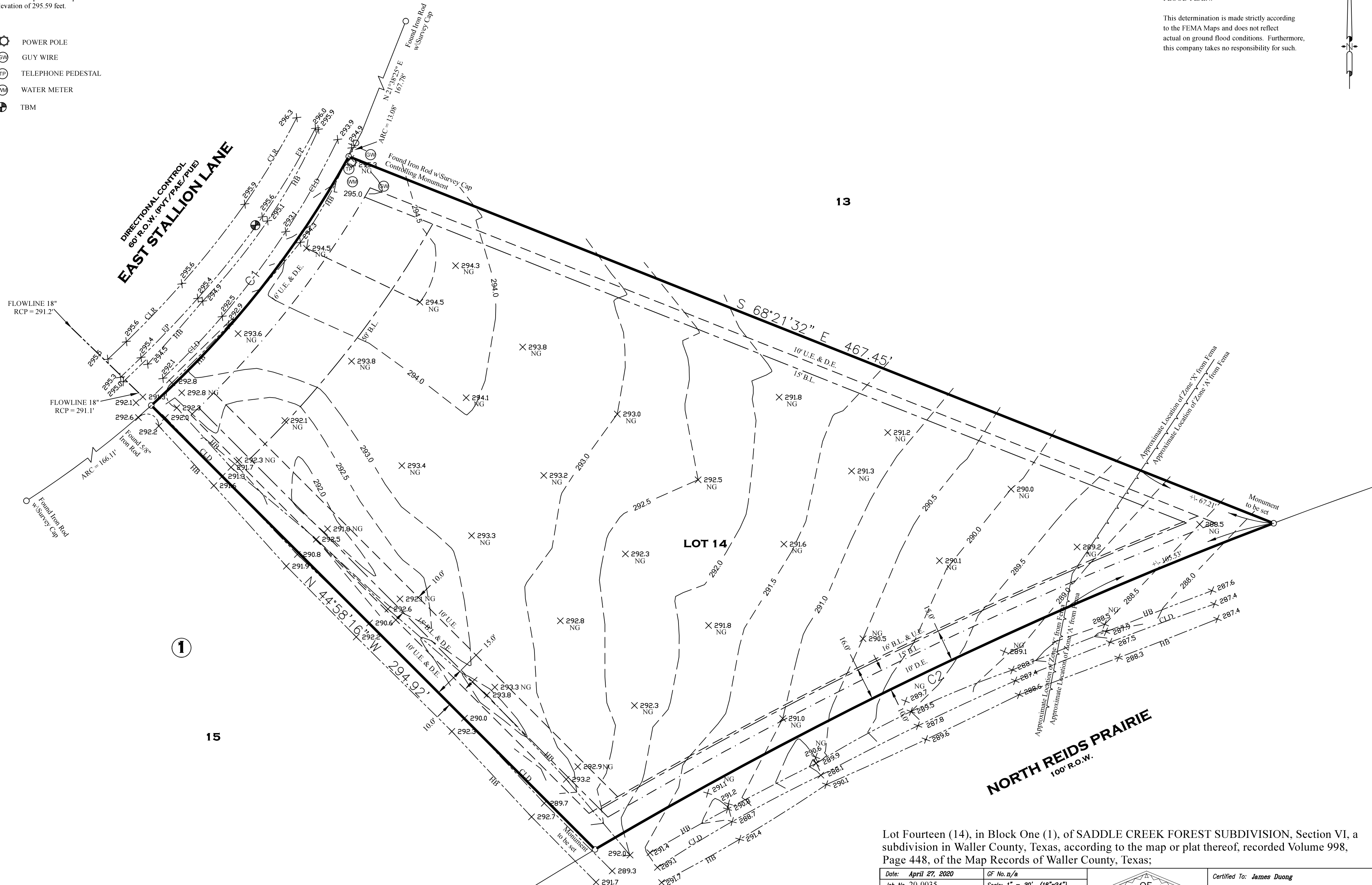
This property lies within ZONE 'X' and 'A' as SCALED from FEMA Map Panel Number 48473C0075E, dated February 18, 2009.

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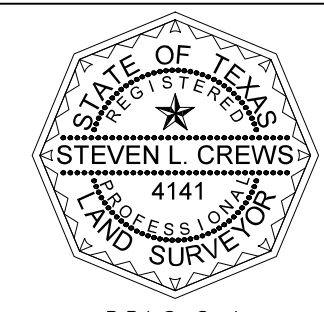
- ⊙ POWER POLE
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- ⊙ TELEPHONE PEDESTAL
- ⊙ WATER METER
- ⊙ TBM



Lot Fourteen (14), in Block One (1), of SADDLE CREEK FOREST SUBDIVISION, Section VI, a subdivision in Waller County, Texas, according to the map or plat thereof, recorded Volume 998, Page 448, of the Map Records of Waller County, Texas;

Date: April 27, 2020	GF No. n/a
Job No. 20-0035	Scale: 1" = 30' (18"x24")
Address: 27900 East Stallion Lane	Drawn By: EBC
City, State: Waller, Texas	Zip: 77484
	Rev: 10/11/22

**C & C SURVEYING, INC.**  
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 Office: 281-259-4377 Metro: 281-356-5172  
 Fax: 281-356-1935



Certified To: James Duong  
 Client: James Duong

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Steven L. Crews R.P.L.S. # 4141

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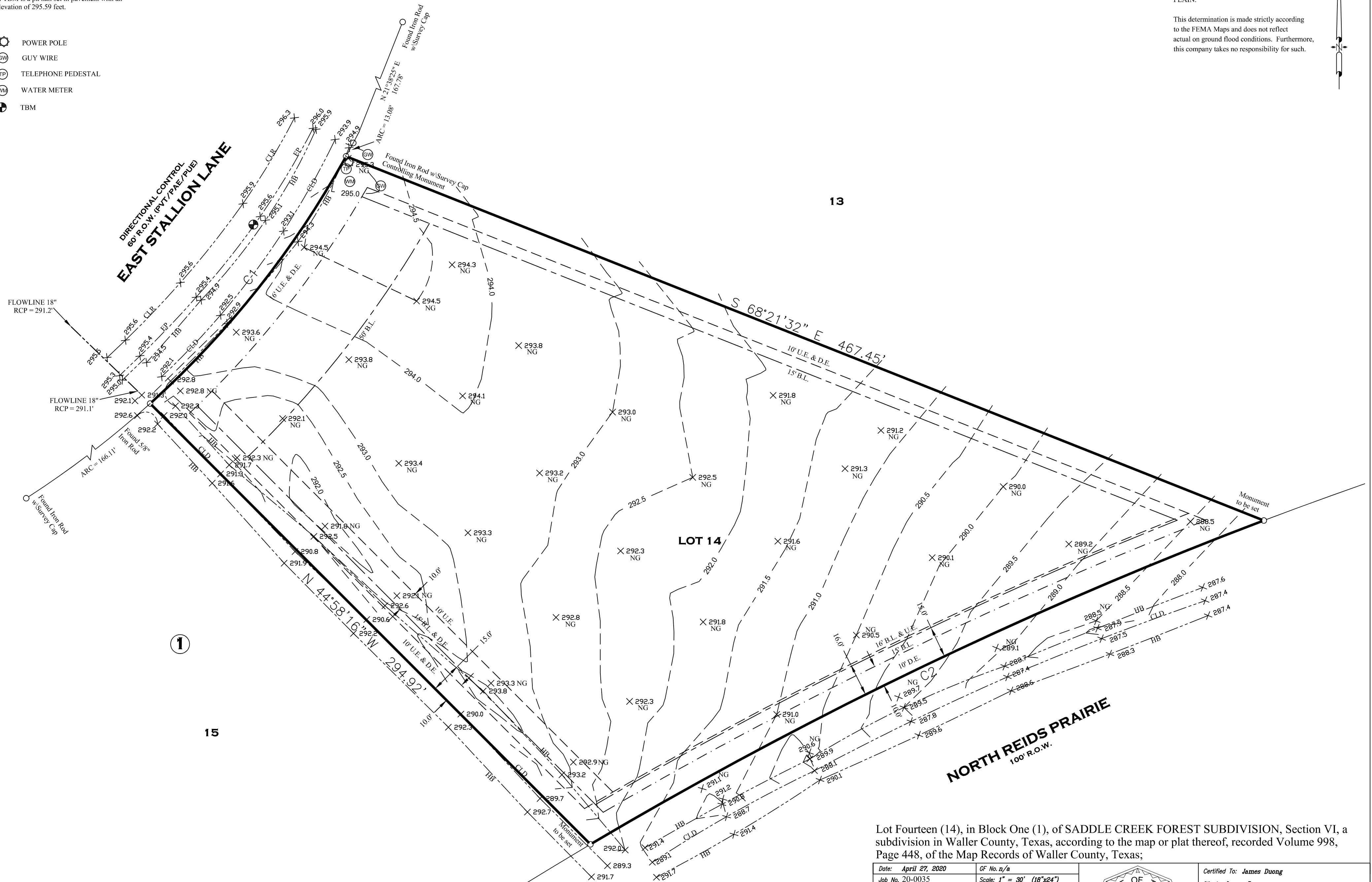
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- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ TELEPHONE PEDESTAL
- ⊙ WATER METER
- ⊙ TBM



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Date: April 27, 2020	GF No. n/a
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Address: 27800 East Stallion Lane	Drawn By: EBC
City, State: Waller, Texas	Zip: 77484
	Rev: 0

**C & C SURVEYING, INC.**  
 7424 F.M. 1488, Suite A, Magnolia, Texas 77354  
 Office: 281-259-4377 Metro: 281-356-5172  
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 Client: James Duong

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Steven L. Crews R.P.L.S. # 4141

RESIDENCE:		PROJECT DESCRIPTION: GARAGE APARTMENT	
LEGAL DESCRIPTION:	LOT 14 BLOCK 4 SADDLE CREEK FOREST SUB. SECTION 6	AREA:	4466 SQFT MAN LIVING+ B2 SQFT GARAGE+ 5216 SQFT
ADDRESS / LOCATION:	21500 STALLION	BEDROOMS:	5
CITY / STATE:	WALLER, TEXAS	GARAGE:	3 CARS
BUILDING CODES:		FRAME:	WOOD
CITY CODE:	IRC, 2018	STORIES:	1
ELECTRICAL CODE:	NEC 2017	BATH:	5.5
PLUMBING CODE:	UPC 2018	FIREPLACE:	YES
MECHANICAL CODE:	UPC 2018 WITH AMENDMENTS	EXTERIOR:	STUCCO
OTHER:	2018 INTERNATIONAL ENERGY CONSERVATION CODE		

LOT SIZE AND BUILDING COVERAGE TABLE:	
LOT AREA:	80,150 SQFT
BUILDING(S) COVERAGE:	6588 SQFT
% OF COVERAGE (SQFT)	8.2 %

IMPERVIOUS AREA CALCULATIONS:	
STRUCTURE	6588 SQFT
DRIVEWAY/SIDEWALK:	3618 SQFT
TOTAL IMPERVIOUS AREA:	10,206 SQFT
LOT AREA:	80,150 SQFT
PERCENTAGE OF IMPERVIOUS AREA: (10,206 / 80,150) x 100%	12.73 %

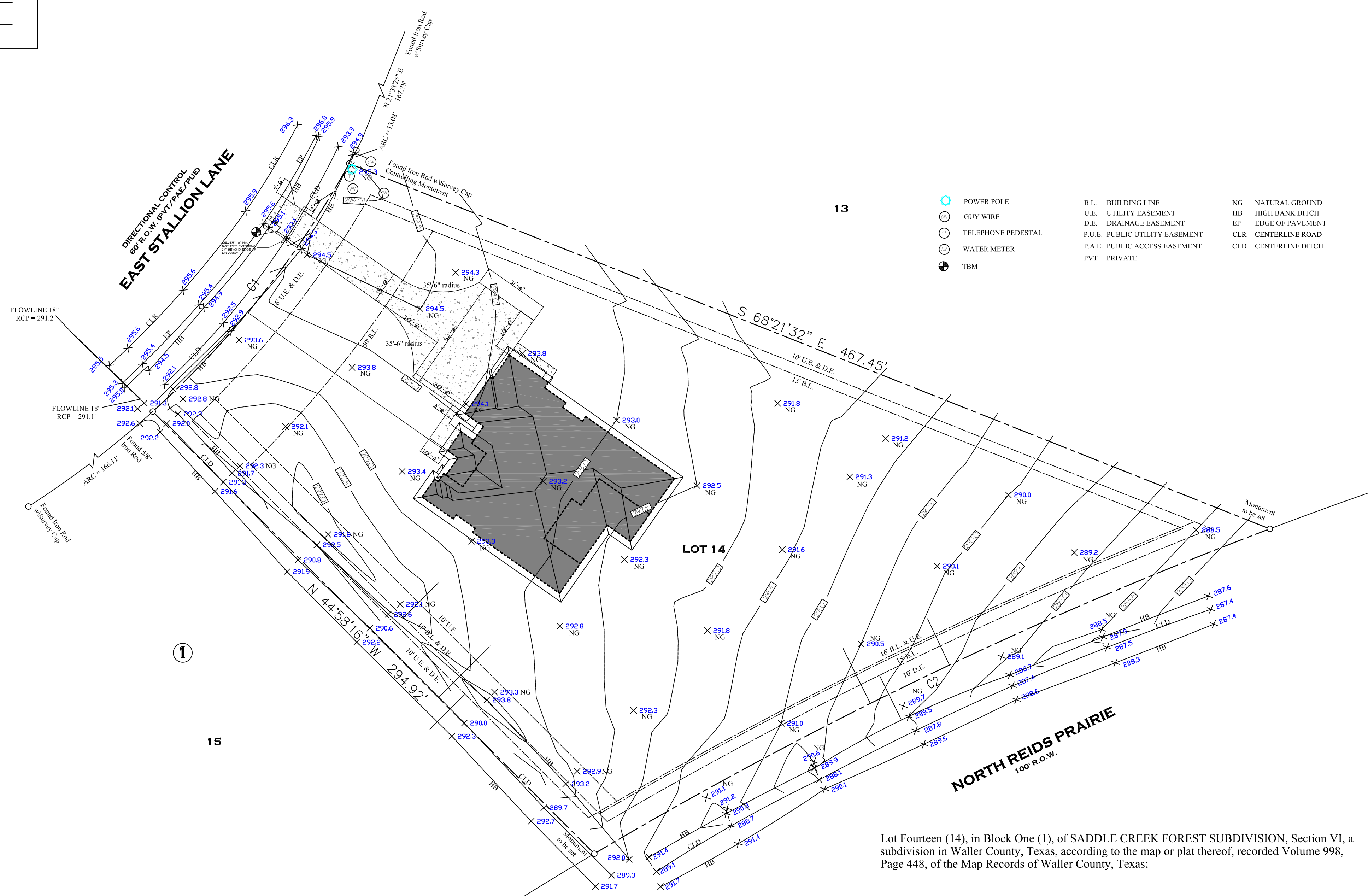
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	190.308°	451.14'	150.01'	75.70'	149.32'	N 38°23'50" E
C2	94.397°	2050.00'	354.18'	177.53'	353.74'	S 64°19'20" W

Notes:  
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**SITE PLAN**  
SCALE: 1/32" = 1'-0"

**STAC**  
CONSTRUCTION AND DESIGN  
281-731-6878

MEMBER  
**A | I**  
**B | D**  
AMERICAN INSTITUTE of  
BUILDING DESIGN

Drawings and specifications are instruments of service shall remain property of STAC Construction and Designs. They are not to be used on any other project than the ones of intended on this drawing. Contractor is responsible for confirming and correlating dimensions at the job site.

**JAMES DUONG**  
NEW SINGLE FAMILY RESIDENCE  
21500 EAST STALLION LN, WALLER, TEXAS

REVISION:		
MARK:	DATE:	DESCRIPTION:

PROJECT NUMBER:	
CAD DRAWING FILE:	
DRAWN BY:	A.J.
CHECKED BY:	A.J.
DATE:	03-28-22

SHEET TITLE:  
**SITE PLAN**

SHEET:  
**A1.00**



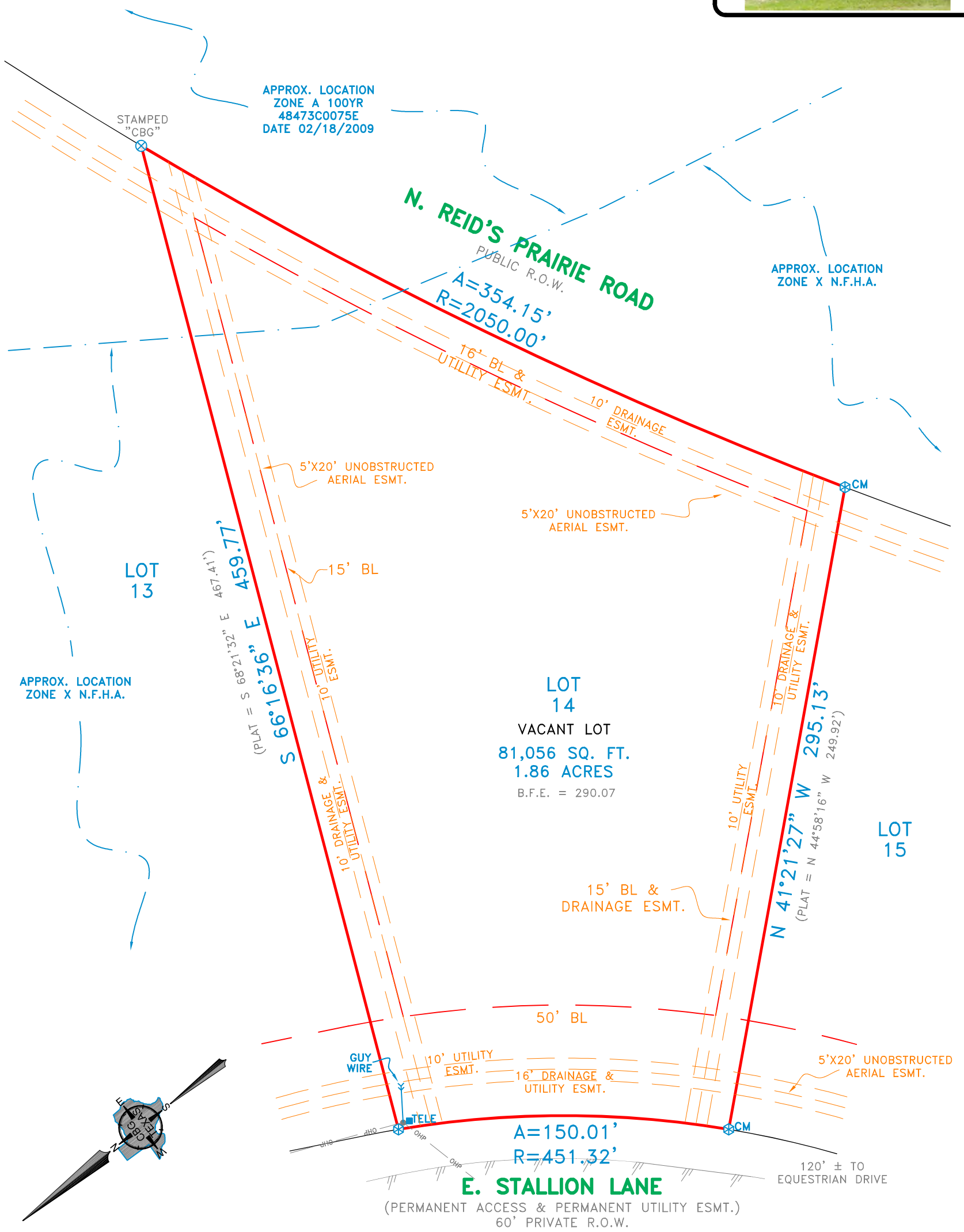
# 27900 E. Stallion Lane

Being Lot 14, Block 1, SADDLE CREEK FOREST, SECTION VI, a subdivision of Waller County, Texas, according to the Map or Plat thereof recorded in Volume 998, Page 448, Official Public Records of Waller County, Texas.



## LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ⊕ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- |— IRON FENCE
- x— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- //— EDGE OF ASPHALT
- ▲— EDGE OF GRAVEL
- ▨ CONCRETE
- ▨ COVERED AREA



## EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTE: CONTROL MONUMENTS SHOWN HEREON ARE THE BASIS FOR DIRECTIONAL CONTROL.

## NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48473C0075E, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone. EXCEPT AS SHOWN.

This survey is made in conjunction with the information provided by The Client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: \_\_\_\_\_ Accepted by: \_\_\_\_\_  
 Purchaser \_\_\_\_\_  
 Purchaser \_\_\_\_\_

Drawn By: CAJ  
 Scale: 1" = 50'  
 Date: 08/08/18  
 GF No.: N/A  
 Job No.: 1816954

**CBG**  
 SURVEYING TEXAS LLC  
 PROFESSIONAL LAND SURVEYORS  
 DFW - Houston - East Texas - Austin - San Antonio

12025 Shiloh Road, Ste. 240  
 Dallas, TX 75228  
 P 214.349.9485  
 F 214.349.2216  
 Firm No. 10168800  
 www.cbginctx.com

STATE OF TEXAS  
 REGISTERED  
**BRYAN CONNALLY**  
 5513  
 PROFESSIONAL  
 LAND SURVEYOR  
 BRYAN CONNALLY  
 R.P.L.S. NO. 5513