



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	865.31'	185.49'	185.13'	N 83°43'39" W	12°16'55"

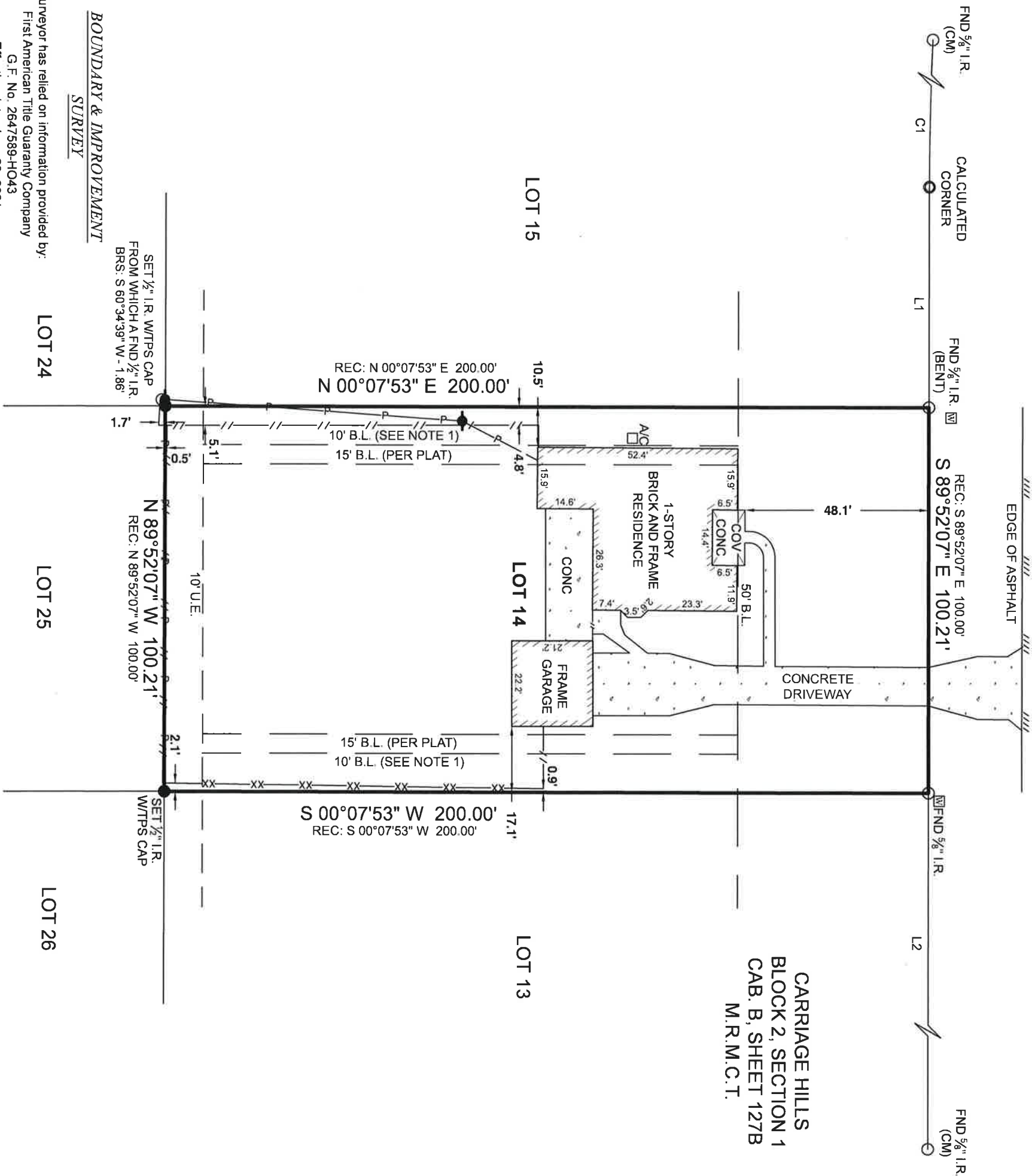
LINE	BEARING	DISTANCE
L1	N 89°52'07" W	57.23
L2	S 89°52'07" E	297.54'

SYMBOL LEGEND

- P— Overhead Power Line  
—//— Wood Fence  
—XX— Chainlink Fence  
—●— Power Pole  
—(CM)— Water Meter  
—(CM)— Controlling Monument



RIPPLEWOOD DRIVE (60' R.O.W.)



BOUNDARY & IMPROVEMENT SURVEY

Surveyor has relied on information provided by:  
First American Title Guaranty Company  
G.F. No. 2647589-HO43  
Effective date: June 23, 2021

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- Those as per Item 10(a), Schedule B, of said Title Commitment.
- Unobstructed aerial easement 10' in width, from a plane 20' above the ground, upward, located adjacent to all utility easements shown hereon.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0510G having an effective date of 8-18-2014.

Job No.: F127-1154  
Scale: 1"=30'  
Date: 07/10/2021  
Drawn By: GM  
Field Crew: VL  
Revised:

Purchaser: Audrey Lynn Horton  
Address: 2453 Ripplewood Drive, Conroe, TX, 77384  
Lot: 14, Block: 2, Section: 1  
Survey: Charles E. Dugat, A: 170  
Subdivision: Carriage Hills  
Cabinet: B, Sheet: 127B, Map Records  
Montgomery County, Texas

General Notes:

- 1) 10' side B.L.'s as set out in restrictions per Vol. 1054, Pg. 840, D.R.M.C.T.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

TEXAS PROFESSIONAL SURVEYING, LLC  
3032 N. FRAZIER STREET - CONROE, TX 77303  
PH (936)756-7447 - FAX (936)756-7448  
www.surveyingtexas.com  
FIRM REGISTRATION No. 100834-00

Basis of Bearings Based on recorded plat.

Michael S. Partridge  
Registered Professional Land Surveyor No. 6125

