

0' 50' 100' 150'



Scale: 1" = 50'

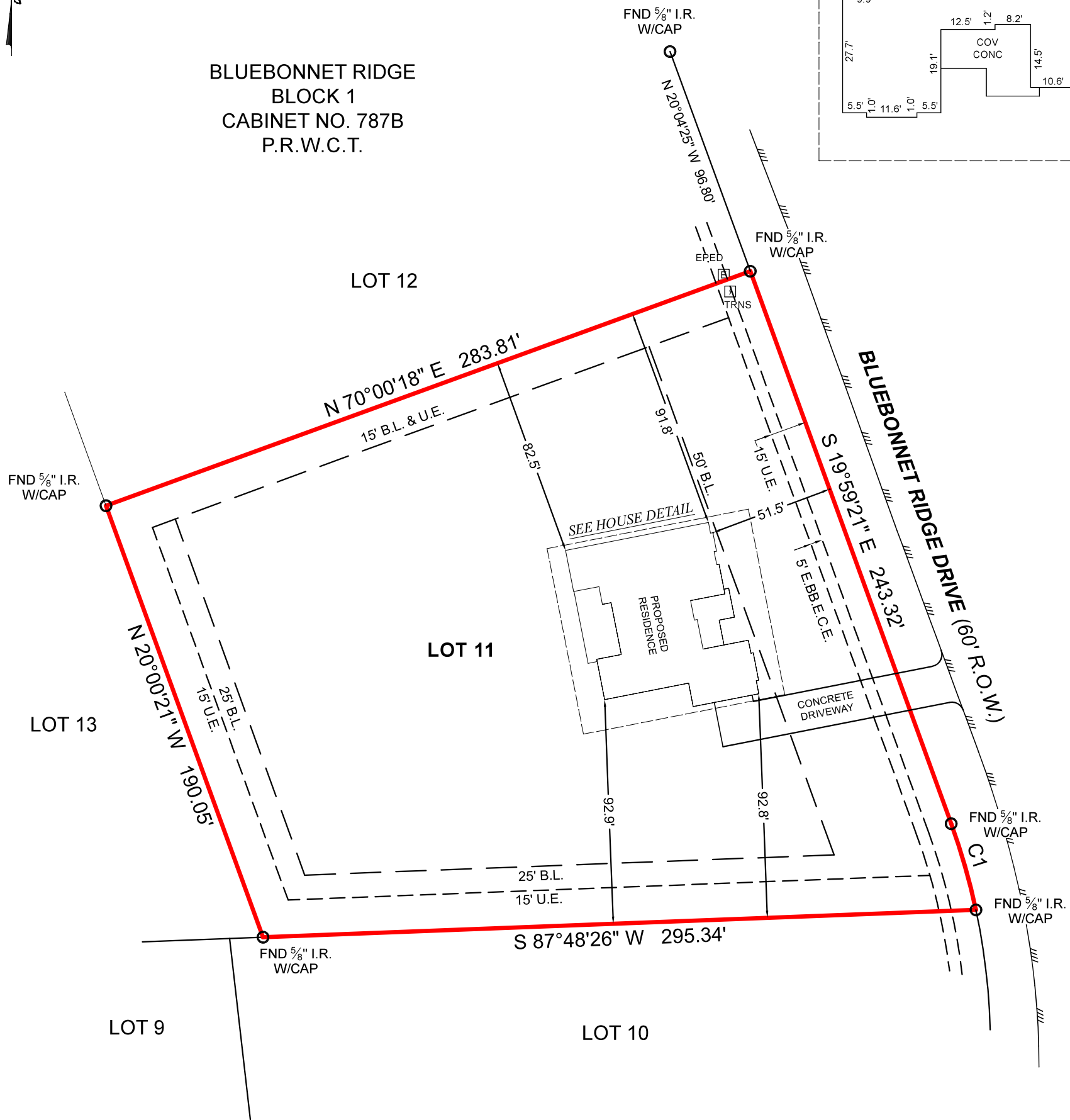
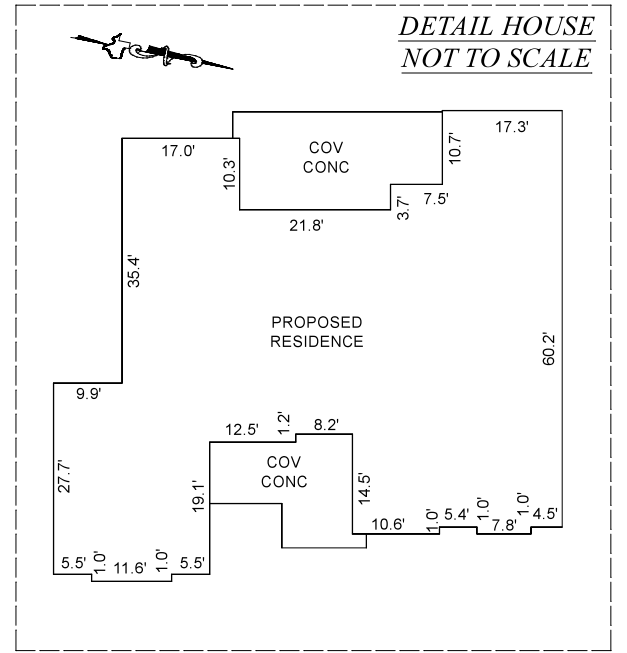
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.00'	37.15'	37.12'	S 16°03'21" E	7°53'02"

SYMBOL LEGEND

- EDGE OF ASPHALT
- ELECTRIC PEDESTAL (EPED)
- ELECTRIC TRANSFORMER (TRNS)
- FOUND SURVEY MONUMENT
- E.BB.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.

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

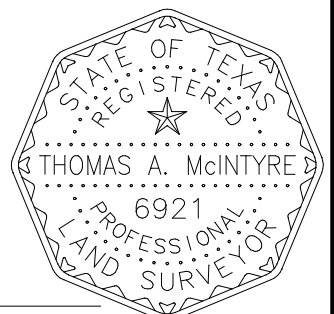
THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

1437 Bluebonnet Ridge

PURCHASER.....TREND VIEW CONSTRUCTION
ADDRESS.....BLUEBONNET RIDGE DRIVE, CHAPPELL HILL, TX, 77426
SURVEY.....DAVID LAWRENCE, A - 75
SUBJECT.....LOT 11, BLOCK 1
SUBDIVISION.....BLUEBONNET RIDGE
RECORDING.....CABINET 787B, PLAT RECORDS
COUNTY.....WASHINGTON

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921



PROJECT	31199
FIELD DATE	03-09-2023
DRAWN BY	CSP
CHECKED BY	GM/JDG
FIELD CREW	VL
REV 1	07-18-2024_PLOT PLAN
REV 2	
REV 3	
REV 4	

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