SCALE 1"=30'

LOT 22

T. J. NICHOLS SURVEY ABSTRACT 397

LOT 3
CALE GOTTSCHALK
& LISA GOTTSCHALK
C.F. NO. 2023027767
O.P.R.M.C.

N 88°54'05" E 428.16'
(CALLED 423.16')

398.16'

T-POST

(A)
FND 1/2" I.R.

LOT 4
ADAM LITUN
& ERIN MALIA
C.F. NO. 2013112863
O.P.R.M.C.

LOT 16

140.0'

7.6'
7.9'
21.4'
34.5'
24.3'
1 STORY
BRICK
& FRAME
2.8'
3.9'
2.8'
15.0'
2.0'
24.3'
27.7'
29.0'
127.3'

SCOTT R. DODEZ
& JANET DODEZ
C.F. NO. 2009090054
O.P.R.M.C.

LOT 5

BLOCK 2
MOSTYN MANOR
SECTION TWO
AMENDING PLAT
CAB. P, SHT. 190
M.R.M.C.

LOT 15

N 01°31'56" W 511.03'

LOT 2
5.000 ACRES
(217,807 SQ.FT.)

LAKE CREEK
RANCHETTES
SECTION 7
(UNRECORDED)

S 01°05'55" E 511.02'

GABLE CIRCLE
(60' R.O.W.)

30' APPARENT
ROAD ESMT.

COLBY R. REEVES
& NATALIE J. REEVES
C.F. NO. 2024102086
O.P.R.H.C.

LOT 14

DITCH

DITCH

30.00'

LOT 6
ROBERT SHAFFER
& STACY A. SHAFFER
C.F. NO. 2022065401

S 88°54'05" W 424.29'

FND 1/2" I.R.
(B)

P.O.B.
T-POST

LOT 1
AMERICORP, INC.
C.F. NO. 2002058441
O.P.R.M.C.

LOT 6

N 01°31'56" W 995.74'

P.O.C.
EAST LINE OF THE
ANGUS WICKSON SURVEY A-600
WEST LINE OF T. J. NICHOLS SURVEY A-397

F. M. HIGHWAY 1488
(100' R.O.W.)
(CAB. P, SHT. 190 M.R.M.C.)

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO CHRISTOPHER HARDEE JR, RECORDED IN COUNTY CLERK'S FILE NO. 2025041332 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE CLIENT, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO CHRISTOPHER HARDEE JR AND YOLANDA HARDEE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

LEGEND

CONCRETE
COVERED AREA
ASPHALT
(S) SEPTIC
(W) WATER WELL
POWER POLE
TP UTILITY POLE
TELEPHONE PEDESTAL
FENCE
METAL
WIRE/WOOD
WOOD
OH OVERHEAD UTILITY LINES
APPROXIMATE HIGH BANK

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 5.000 ACRES (217,807 SQUARE FEET) SITUATED IN THE T. J. NICHOLS SURVEY, ABSTRACT 397, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

STATE OF TEXAS
REGISTERED
RICHARD FUSSELL
4148
PROFESSIONAL
LAND SURVEYOR

SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON SEPTEMBER 04, 2025 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

CLIENT: CHRISTOPHER HARDEE, JR. & YOLANDA HARDEE
ADDRESS: 40015 GABLE CIRCLE

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Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: BM	TECH: SF
DRAFTER: JB	FINAL CHECK: EF
DATE: 9/08/2025	
JOB# 9-156898-25	