LOT 24

LOT 27

LOT 28
BLOCK 1
(VACANT)

LOT 29

"RAMSEY UNIT-DEPT OF CORR. VOL. 145, PG. 307"

N 02°01'15" W 176.97'

N 44°14'42" E 152.68'

S 65°15'21" E 527.17'

N 77°03'39" W 519.45'

DRAINAGE EASEMENT (WIDTH VARIES)

140' D.E.

70' B.L.

100' B.L.

B.L.

7.5' D.E. & U.E.

24'10" A.E.

15' U.E.

5'5'16" A.E.

C1

PITTMAN DRIVE (70' R.O.W.)

SET 1/2" I.R. W/CAP MARKED "SURVEY 1"

FND 3/8" I.R.

FND 5/8" I.R.

FND 1/2" I.R.

SCALE 1"=40'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	633.00'	195.70'	S 21°49'48" W	195.81'

LEGEND

B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
D.E. = DRAINAGE EASEMENT
APPROXIMATE HIGH BANK

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE GUARANTY COMPANY LISTED BELOW.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO PLAINLY VISIBLE DRAINAGE EASEMENTS ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JULY 17, 2019, UNDER G.F. NO. 482482.
7. AGREEMENT WITH CENTERPOINT ENERGY HOUSTON ELECTRIC AS RECORDED IN CLERK'S FILE NO. 2007024206.
8. EASEMENT TO H.L.&P. AS RECORDED IN VOL. 1373, PG. 257.

TITLE COMPANY:

title guaranty company

KATHY TAVAREZZ 281-860-1958

G.F. # 482482

ISSUE DATE: JULY 17, 2019

LEGAL DESCRIPTION: LOT 28, IN BLOCK 1, OF CHENANGO RANCH SECTION TWO, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2007041954 OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
RICHARD FUSSELL
4148
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY COMPLETED UNDER MY SUPERVISION ON JULY 30, 2019 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT NO PHYSICAL ENCROACHMENTS OR ZONING VIOLATIONS EXIST ON THE PROPERTY.

RICHARD FUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4148

CLIENT: SHERRIN C. QUIRE

ADDRESS: 22803 PITTMAN DRIVE

www.survey1inc.com
survey1@surveyiinc.com

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2343 Lake, TX 77513 | (281)393-1382

FIELD CREW: TT	REDR: EF
DRAFTER: AR	FINAL CHECK:
DATE: 7-30-19	
JOB#: 7-75259-19	