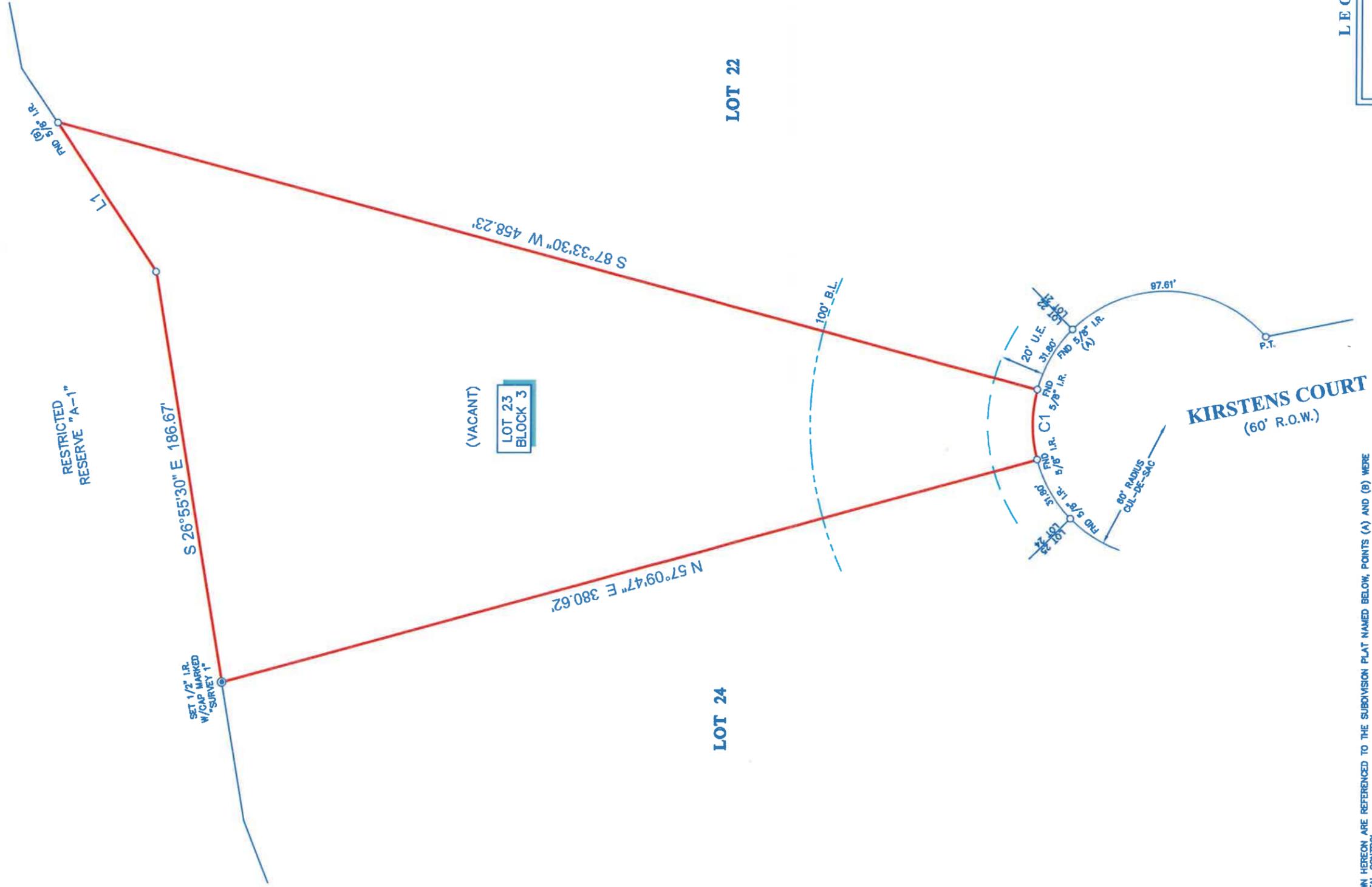


CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.00	31.79	30.2112	N 17°37'06" W	31.42

LINE	BEARING	DISTANCE
L1	S 51°21'01" E	80.66

SCALE 1"=50'



**LEGEND**  
 B.L. = BUILDING LINE  
 U.E. = UTILITY EASEMENT

- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
  - THIS SURVEY IS CERTIFIED TO CUSTOM HOME BUILDERS OF TEXAS, LLC. FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUIREMENTS OF THE CLIENT. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
  - ENCROACHMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
  - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

**LEGAL DESCRIPTION:** LOT 23, IN BLOCK 3, OF GRAND LAKE ESTATES, SECTION 11, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 674, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

**CLIENT:** CUSTOM HOME BUILDERS OF TEXAS, LLC.

**ADDRESS:** 11604 KIRSTENS COURT

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 COMPLETION OF THIS SURVEY. THIS SURVEY IS SUBSTANTIALLY COMPLETE WITH THE CURRENT SURVEYING STANDARDS BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



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 P.O. Box 2543 | Alvin, TX 77512  
 (281)363-1392 | Fax(281)363-1383

**Survey 1, Inc.**  
 Your Land Survey Company

FIELD CREW:	TECH:	DATE:
TR	LV	FEB. 13, 2026
DRAFTER:	FINAL CHECK:	JOB#
KP	EF	2-161851-26