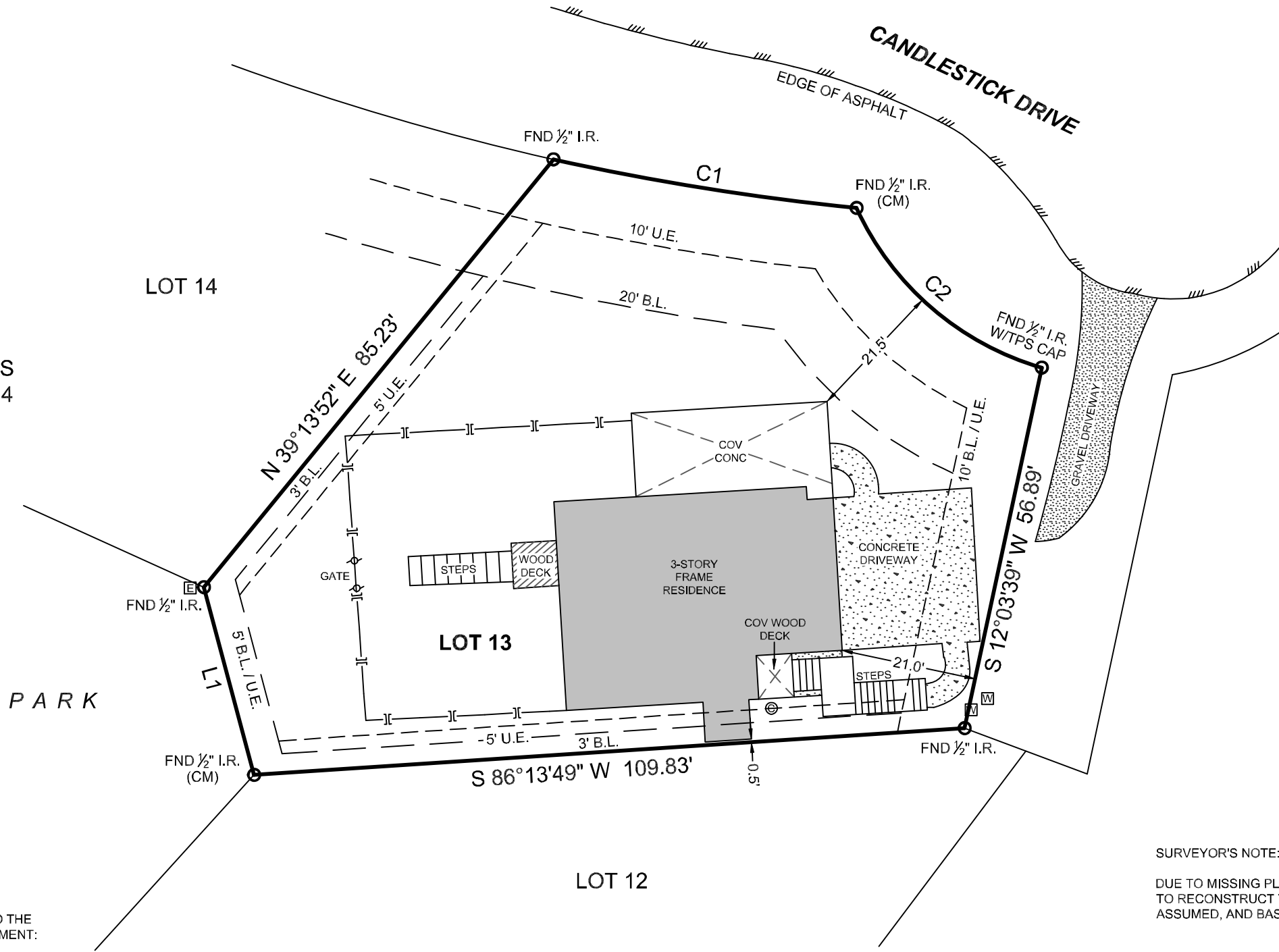


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	392.15'	47.40'	47.37'	S 80°52'20" E	6°55'33"
C2	45.00'	38.90'	37.70'	S 49°14'19" E	49°31'45"

LINE	BEARING	DISTANCE
L1	N 14°58'18" W	29.99'

SYMBOL LEGEND

- |—|— IRON FENCE
- ⊙ CLEANOUT
- ⊠ ELECTRIC PEDESTAL
- ⊙ GATE POST
- ⊠ WATER METER
- (CM) CONTROLLING MONUMENT



WESTWOOD SHORES
BLOCK 70, SECTION 4
CAB. A, PG. 179
P.R.T.C.T.

PARK

FINAL SURVEY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
TITLE RESOURCES GUARANTY COMPANY
G.F. NO. 2343778-BCP
EFFECTIVE DATE: DECEMBER 11, 2023

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 1, SCHEDULE B, OF SAID TITLE COMMITMENT.
- EASEMENT TO THE TRINITY RIVER AUTHORITY OF TEXAS, PER VOL. 176, PG. 750 AND 762, D.R.T.C.T. (DOES NOT AFFECT)
- EASEMENT TO T.F.W. MANAGEMENT, INC. PER VOL. 589, PG. 97, O.R.T.C.T. (DOES NOT AFFECT)
- EASEMENT FROM WESTWOOD SHORES PROPERTY OWNERS ASSOCIATION, INC. PER VOL. 589, PG. 119, O.P.R.T.C.T. (DOES NOT AFFECT)
- EASEMENT PER VOL. 919, PG. 762, O.R.T.C.T. (DOES NOT AFFECT)
- ENCROACHMENT AGREEMENT TO PAULETTE HUFF PER VOL. 1118, PG. 370, O.R.T.C.T. (DOES AFFECT / FOR PORTION OF HOUSE APPROXIMATELY 2' INTO THE BUILDING LINE)

SURVEYOR'S NOTE:

DUE TO MISSING PLAT INFORMATION, SURVEYOR USED BEST AVAILABLE EVIDENCE TO RECONSTRUCT THE INTENT OF THE ORIGINAL PLAT. BEARINGS ARE SCALED, ASSUMED, AND BASED ON THE RECORDED PLAT OF WESTWOOD SHORES

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.

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

PROJECT NUMBER	23629
DATE	01-04-2024
DRAWN BY	KH
CHECKED BY	ERP
FIELD CREW	JW
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASER.....PAULETTE HUFF
ADDRESS.....42 CANDLESTICK DRIVE, TRINITY, TX, 75862
SURVEY.....GEORGE W. WILSON, A - 630
SUBJECT.....LOT 13, BLOCK 70
SUBDIVISION.....WESTWOOD SHORES, SECTION 4
RECORDING.....CABINET A, PAGE 179, PLAT RECORDS
COUNTY.....TRINITY

FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THE SELECTED LOCATION; THEREFORE, A FLOOD MAP HAS NOT BEEN PUBLISHED AT THIS TIME.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF SAID SUBDIVISION.

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

