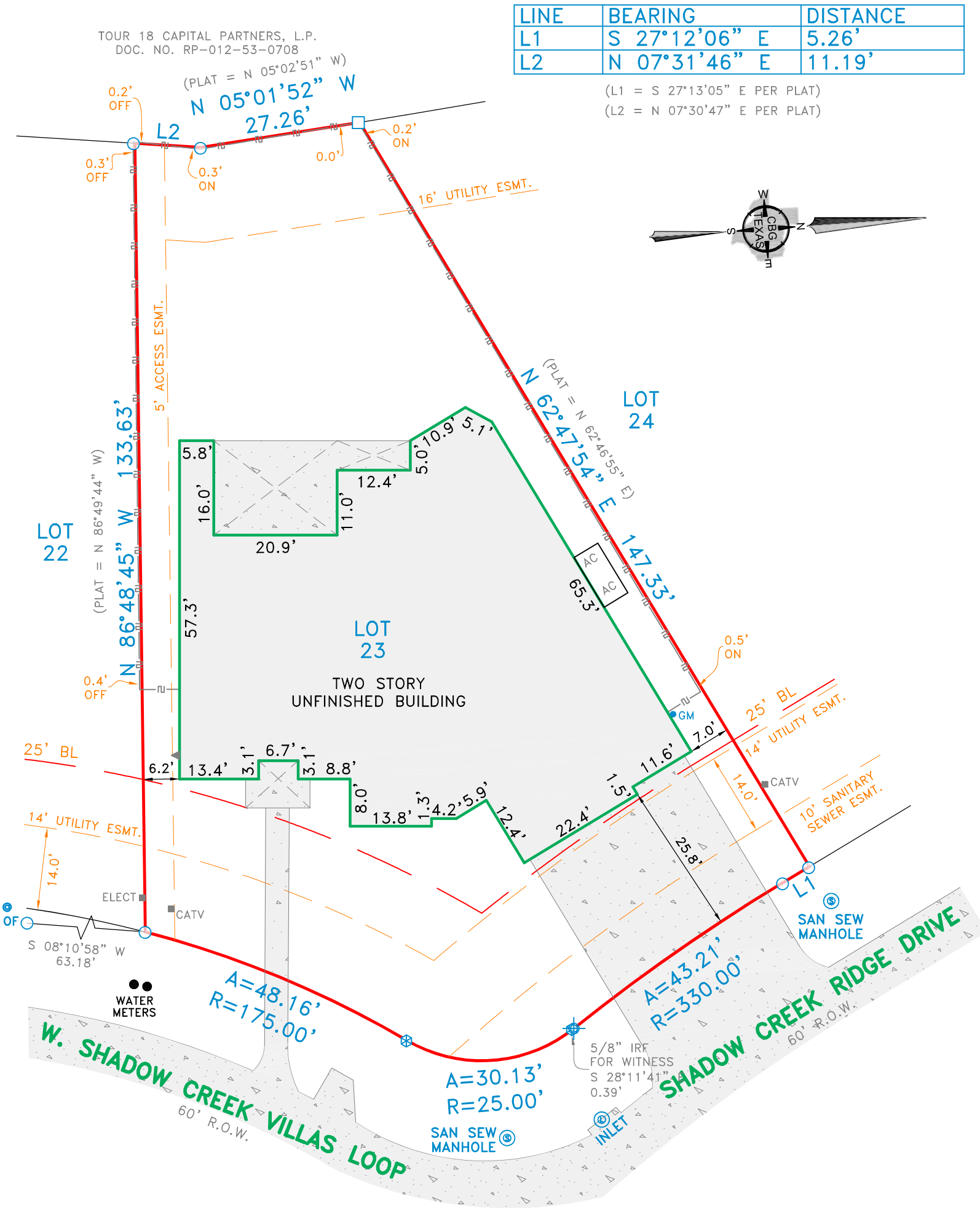
# 65 Shadow Creek Ridge Drive

Lot Twenty-Three (23), in Block One (1), of SHADOW CREEK AT AUGUSTA PINES, subdivision in Harris County, Texas, according to the amp or plat thereof recorded in Film Code No. 610022 of the Map Records of Harris County, Texas.



## LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- 1" PIPE FOUND
- "X" FOUND/SET
- 5/8" ROD FOUND
- POINT FOR CORNER
- COLUMN
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- TELE TELEPHONE PEDESTAL
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- LP LIGHT POLE
- POWER POLE
- BL BUILDING LINE
- AE AERIAL EASEMENT
- IRON FENCE
- SSE SANITARY SEWER EASEMENT
- UE UTILITY EASEMENT
- CHAIN LINK
- OHP OVERHEAD ELECTRIC POWER
- OES OVERHEAD ELECTRIC SERVICE
- WOOD FENCE 0.5' WIDE TYPICAL
- PIPE FENCE
- WOOD DECK
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 27°12'06" E | 5.26' |
| L2 | N 07°31'46" E | 11.19' |

(L1 = S 27°13'05" E PER PLAT)
(L2 = N 07°30'47" E PER PLAT)




## EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE

Accepted by: _____ Purchaser

Date: _____

_____ Purchaser

## NOTES:

NOTE: Bearings, easements and building lines are by recorded plat unless otherwise noted.

FLOOD NOTE: According to the F.I.R.M. No. 48201C0235M, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Flair Builders LLC. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: SG

Scale: 1" = 20'

Date: 08/05/26

GF No.: N/A

Job No. 4327


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