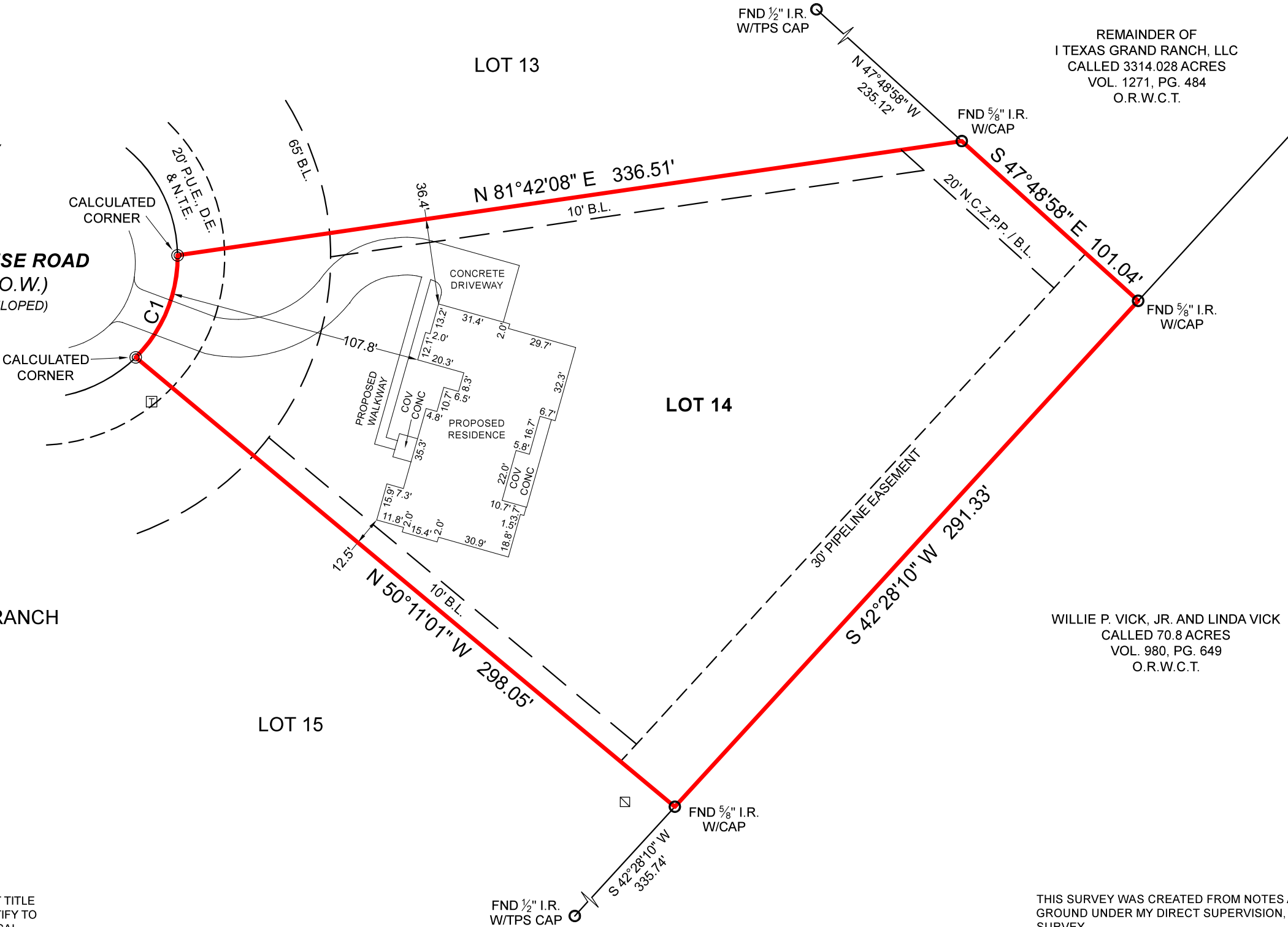


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	48.12'	46.84'	N 22°18'22" E	45°56'54"

SYMBOL LEGEND

- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- PIPELINE MARKER
- ⊞ TELEPHONE PEDESTAL
- N.C.Z.P.P. NO CLEAR ZONE PRIVATE PROPERTY
- N.T.E. NATURE TRAIL EASEMENT



BLOCK 7
ESTATES OF TEXAS GRAND RANCH
SECTION 1
VOL. 8, PG. 64A
P.R.W.C.T.

BOUNDARY SURVEY & PLOT PLAN

GENERAL NOTES:

- 1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.
- 2) FRONT CORNER MONUMENTATION NOT SET AT TIME OF SURVEY DUE TO ROADS AND UTILITIES STILL BEING UNDER CONSTRUCTION.

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#	40433
FIELD DATE	06-24-2025
DRAWN BY	CSP
CHECKED BY	MMH
FIELD CREW	JL
REV 1	---
REV 2	---
REV 3	---
REV 4	---

CLIENTPRECISION HOMES
ADDRESS.....195 BUNKHOUSE ROAD, NEW WAVERLY, TX, 77358
SURVEY.....JOHN W. INGERSOLL, A - 27
SUBJECT.....LOT 14, BLOCK 7
SUBDIVISION.....ESTATES OF TEXAS GRAND RANCH, SECTION 1
RECORDING.....VOLUME 8, PAGE 64A, PLAT RECORDS
COUNTY.....WALKER

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48471C0500D, HAVING AN EFFECTIVE DATE OF 08-16-2011.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

