



- SYMBOL LEGEND**
- X— Wire Fence
 - P— Overhead Power Line
 - Power Pole
 - Telephone Pedestal (TP)
 - Well
 - Public Utility Easement
 - Right of Way
 - Easement
 - Name Trail Easement



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DEFLECTION ANGLE
C1	120.00'	53.00'	54.97'	N 81° 44' 35" E	87° 43' 17"

LINE	BEARING	LENGTH	DISTANCE
1	N 05° 52' 38" W	48.85'	
2	S 15° 54' 47" E	69.44'	
3	S 42° 17' 55" W	200.00'	

STAGECOACH CIRCLE
(80' R.O.W.)

EDGE OF ASPHALT
6" WIDE ASPHALT
20' PILE & RITE
SET 1/2" I.R.
W/TPS CAP C1
TP & W/TPS CAP
SET 1/2" I.R.

FIND 1/2" I.R.
W/TPS CAP

FIND 1/2" I.R.
W/TPS CAP

REC: N 42° 31' 31" E 239.13'
N 42° 31' 31" E 239.13'

LOT 56

TEXAS GRAND RANCH
BLOCK 6, SECTION 2
VOL. 6, PG. 46
P.R.W.C.T.

LOT 57

REC: S 47° 40' 38" E 473.42'
S 47° 40' 38" E 473.42'

REC: N 47° 42' 07" W 509.25'
N 47° 42' 07" W 509.25'

LOT 56

REC: S 42° 17' 55" W 200.00'
S 42° 17' 55" W 200.00'

FIND 1/2" I.R.
W/TPS CAP

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

LARRY L. GARDNER
CALLED 298.12 ACRES
VOL. 1280, PG. 804
O.R.W.C.T.

BOUNDARY SURVEY

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 recorded plat.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48471C08000 having an effective date 8/16/2011.

Job No.: 094-108
Scale: 1"=50'
Date: 7/27/2021
Drawn By: SG
Field Crew: DK
Reviewed: _____

Purchaser: M. Debbie Coston Homes
Address: Stagecoach Circle, Hurstville, TX 77340
Lot: 57, Block: 6, Section: 2, A: 280
Survey: John M. Hardeman
Area: Texas Grand Ranch
Subdivision: Full
Volume: 6, Page: 46, County: Texas
Witness: _____

State of Bearings: Based on recorded plat.



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Michael S. Partridge
Registered Professional Land Surveyor No. 6125