

LEGEND * ITEMS THAT MAY APPEAR IN *
A.E. = AERIAL EASEMENT
B.L. = BUILDING LINE
BRS = BEARS
C.F.# = CLERK'S FILE NUMBER
D.E. = DRAINAGE EASEMENT
E.E. = ELECTRIC EASEMENT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FND. = FOUND
SQ.FT. = SQUARE FEET
M.P. = METAL POST
M.U.E. = MUNICIPAL UTILITY EASEMENT
P.A.E. = PERMANENT ACCESS EASEMENT
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
P.P. = POWER POLE
R.O.W. = RIGHT-OF-WAY

P.R.C. = POINT OF REVERSE CURVATURE
P.T. = POINT OF TANGENCY
P.U.E. = PUBLIC UTILITY EASEMENT
S.I.R. = SET IRON ROD
S.S.E. = SANITARY SEWER EASEMENT
STM.S.E. = STORM SEWER EASEMENT
U.T.S. = UNABLE TO SET
U.E. = UTILITY EASEMENT
W.L.E. = WATER LINE EASEMENT
W.P. = WOODEN POST
W.S.E. = WATER & SEWER EASEMENT

— = NOT TO SCALE
⊙ = GUY ANCHOR
⊕ = POWER POLE
⊖ = SERVICE DROP

⊙ = CONTROL MONUMENT
● = PROPERTY CORNER
— = PROPERTY LINE
— = EASEMENT LINE
— = BUILDING SETBACK LINE
— = BUILDING WALL

— = WOODEN FENCE
Ⓐ = 1 STORY STUCCO
Ⓑ = 1 STORY STUCCO
Ⓒ = 1 STORY FRAME ON GROUND
Ⓓ = FRAME BUILDING ON CONC.
Ⓔ = SEPTIC LID
— = APPROX. HIGH BANK

CURVE	RADIUS	ARC
C1	132.20'	62.66'

24005 OLD DOBBIN-PLANTERSVILLE ROAD
(VARIABLE WIDTH R.O.W.)

SCALE
1"=120'

Reviewed & Accepted by: _____ Date _____ / _____ / _____ Date _____

NOTES:
- BEARING BASIS: PLAT
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
- TERMS, CONDITIONS AND PROVISIONS OF ASSIGNMENT AND ASSUMPTION AGREEMENT BY AND BETWEEN ENTERGY GULF STATES, INC., A TEXAS CORPORATION, AND MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION, A TEXAS NON-PROFIT CORPORATION, DATED JUNE 20, 2007, RECORDED UNDER COUNTY CLERK'S FILE NO. 2007-105929 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
- TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN AFFIDAVIT TO THE PUBLIC FOR ONSITE SEWER WASTE FACILITIES, AS SET FORTH BY INSTRUMENT FILED FOR RECORD UNDER MONTGOMERY COUNTY CLERK'S FILE NO.(S) 2013084151.

LEGAL DESCRIPTION
LOT 17, OF PERFECTION RANCH, A REPLAT OF TEXAS PERFECTION RANCH, A SUBDIVISION OF 457.91 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM RANKIN SURVEY, A-30, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 35 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

TERRY CHISHOLM

ADDRESS
24005 OLD DOBBIN PLANTERSVILLE ROAD

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION.

JOB # 2201264
DATE 01/24/2022
GF# 9995-22-24947
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ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION
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