

SIDE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1	865.00'	71.86'	71.86'	S 86°33'19" W	44°45'40"
2	865.00'	75.87'	75.85'	S 86°33'05" E	5°01'32"

ACREAGE



FINAL SURVEY
FOR MICHAEL BOULGRISE AND CLAUDIA COX
2504 WEST GREEN BRIAR DRIVE
HUNTSVILLE, TEXAS 77340

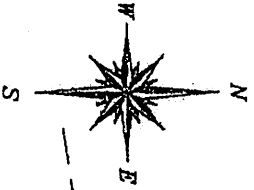
Being Lot 19, Block 37, of Elkins Lake Subdivision, Section 3A, a subdivision in the City of Huntsville, according to the map or plat thereof recorded in Volume 1, Page 3 of the Plat Records of Walker County, Texas.

ELKINS LAKE **SECTION 3A, BLOCK 37** **VOL. 1, PG. 3, P.R.W.C.T.**

RESERVE

LEGEND

- wood fence
- o/a. g/f. line(s)
- un. = water meter
- ml. = manhole
- chl. = cable tv box
- tel. = telephone box
- elec. = electric box
- 3pc. = power pole
- loc. = back of curb
- rec. = record cell
- 3/L. = building line
- 3/E. = utility easement
- 3/E. = drainage easement

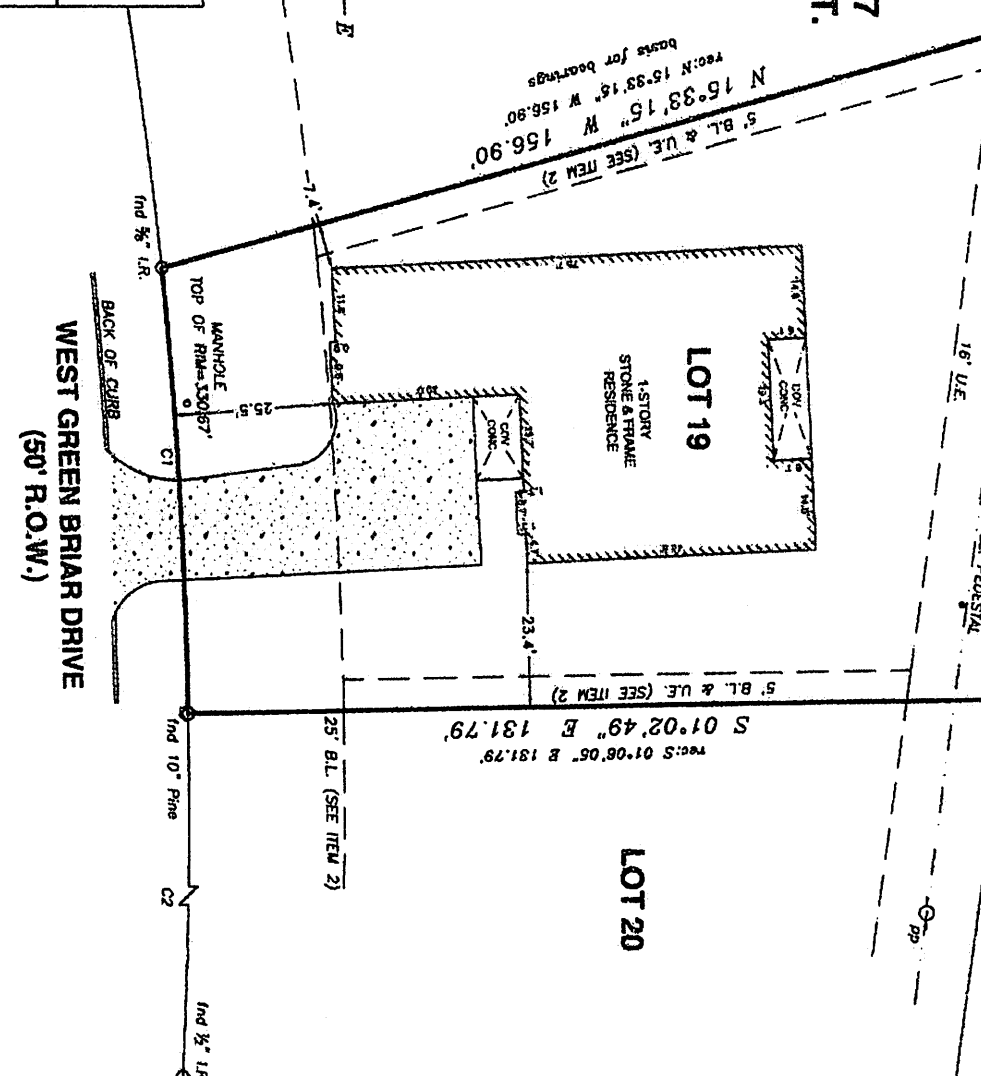


TEXAS
PROFESSIONAL
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 WWW.SURVEYINGLLC.COM
 TRL REGISTRATION NO. 100634-00

PROJECT NO. 12526

DRAWING DATE: 08/07/18
 REVISED: 8/27/2021 FINAL
 REVISED: 02/23/2022 TITLE
 DRAWN BY: DEY/AB/TH

WEST GREEN BRIAR DRIVE
(50' R.O.W.)



Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
 First American Title Guaranty Company
 G.F. No. 202227926
 Effective date: February 22, 2022

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment:
 1. Those as per item 1, Schedule B, of said Title Commitment.
 2. 25' building line, 5' building lines and utility easement and 30' utility easement as per plat and in restrictive instrument as per Vol. 254, Pg. 432, D.R.W.C.T. (Does affect / shown hereon)

-Survey valid only when print has original signature of surveyor on it. Declaration is made to original purchaser of this survey, it is not transferable to additional or subsequent owners.

-Surveyor has not performed a complete abstract of subject property 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 documents.

Subject property shown hereon is located in Zone X, and does not appear to be within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48471C 0370 D, effective 08/16/11.

Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 08/01/18 SS
 Date of 1000: 02/18/21 EL
 Date of Exam: 08/24/21 BH
 Date of Final: 02/22/22 MX

Michael S. Partridge
 Registered Professional Land Surveyor No. 6125

