



CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	450.00	13°00'45"	102.20	S 03°35'46" W	101.98

LINE	DISTANCE	BEARING
L1	274.35'	S 87°13'39" W
L2	109.87'	N 10°19'37" W
L3	24.54'	N 76°02'28" E
L4	23.76'	N 15°35'15" W
L5	285.04'	N 77°41'14" E
L6	82.74'	S 02°54'41" E

LINE	DISTANCE	BEARING
L7	112.11'	N 10°19'37" W
L8	24.54'	N 76°03'07" E
L9	23.75'	N 15°35'14" W
L10	285.04'	N 77°41'07" E
L11	82.74'	S 02°54'41" E

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C2	450.00	16°26'23"	129.12	S 05°18'30" W	128.68

File Name: Realty1 Ph7 (3C-3d-2)-REV-2023-12-22.dwg
 Survey Date: 09/27/2023
 Revised: 09/28/2023 (easement/commitment)
 Revised: 10/02/2023 (updated commitment)
 Final Print: 12/22/2023

EASEMENTS RECORDED IN:
 F.N. 2008-060802,
 F.N. 2008-060603,
 CABINET Z, SHEET 8368
 ARE AS SHOWN.

P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 R.O.W. = RIGHT-OF-WAY
 U.E. = UTILITY EASEMENT
 B.L. = BUILDING LINE
 P.L. = PAVING LIMIT

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ELECTRICAL LINE
- GAS LINE
- WOOD FENCE
- BARBWIRE FENCE
- DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- RIGHT-OF-WAY EASEMENT
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE
- PLATTED BUILDING LINE
- RESTRICTION BUILDING LINE
- 4" IRON PIPE FOUND
- 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562" FOUND
- 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562" SET

- COVERED CONC.
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC METER
- POWER POLE
- TRANSFORMER
- LIGHT POLE
- GAS METER
- PROPANE TANK
- SANITARY MANHOLE
- STORM MANHOLE
- SEPTIC TANK
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- SIGN
- 5" PIPE FOUND
- 8" PIPE FOUND

Said lot is not under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48339C0375 G. Dated: August 18, 2014.

I, Dante Carlomagno, Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

Bearing Basis:
 is based on the
 Texas State Plane Coordinate
 System, Central Zone,
 Lambert Projection, NAD27
 Drawing Scale

1"=100'
 Technician: C. Carlomagno
 Field: J. Arevalo

Dante Carlomagno
 Registered Professional
 Land Surveyor, Number 1562

PLAT OF SURVEY

ACERAGE: 1.056 ACRES SURVEY: THOMAS CURRY SURVEY, A-136
 OUT OF: F.N. 2008-001847
 STREET ADDRESS: NEW DAY AVENUE
 COUNTY: MONTGOMERY COUNTY
 SURVEYED FOR: REALTY 1 PARTNERS ISAOA
 TITLE CO: STEWART TITLE GF# 2334687

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