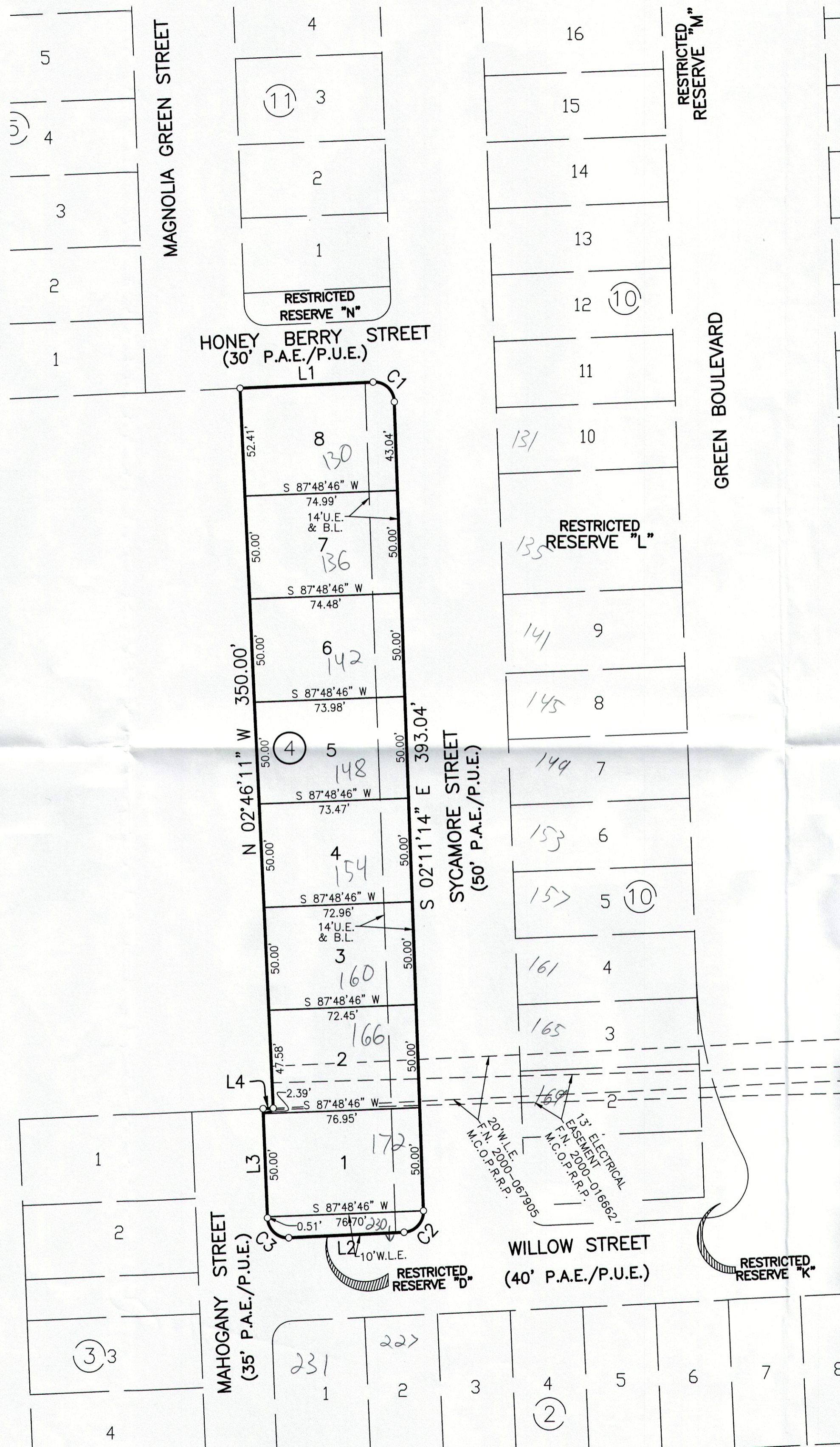


NOTES:

- ALL BEARINGS ARE REFERENCED TO THE 1927 TEXAS COORDINATE SYSTEM, CENTRAL ZONE NO. 4203, NAD 83
- FIVE EIGHTHS (5/8) INCH IRON RODS THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- THIS SUBDIVISION CONTAINS ONE OR MORE PAVED PERMANENT ACCESS EASEMENTS OR ALLEYS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY MONTGOMERY COUNTY OR THE CITY OF SHENANDOAH OR ANY OTHER LOCAL GOVERNMENTAL AGENCY AS PUBLIC RIGHT-OF-WAY. MONTGOMERY COUNTY AND THE CITY OF SHENANDOAH HAVE NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENTAL AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PAVED PERMANENT ACCESS EASEMENTS OR ALLEYS WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS.
- THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENTS CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT:
 - PROHIBITS ALL PROPERTIES ABUTTING THE EASEMENT FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE CHANNEL EASEMENT.
 - PROHIBITS ANY PROPERTY ABUTTING THE DRAINAGE CHANNEL EASEMENT FROM DRAINAGE DIRECTLY INTO THE DRAINAGE CHANNEL EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, FILE NO. 1019002972CS, EFFECTIVE DATE OF AUGUST 15, 2014 AND ISSUED ON AUGUST 15, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ACCORDING TO FEMA MAP PANEL 48339C0530G DATED AUGUST 18, 2014, THIS PLAT LIES WHOLLY WITHIN UNSHADED ZONE "X".
- BUILDING LINE PER DIAGRAM UNLESS SHOWN ON THE PLAT. ALL BUILDING LINES MUST MEET THE REQUIREMENTS SET IN PDD 8 BOULEVARD GREEN, DIVISION 2, SECTION 2.01 111 (F)(3)

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 87°15'48" E | 65.43' |
| L2 | S 87°20'56" W | 56.70' |
| L3 | N 02°28'36" W | 52.90' |
| L4 | N 87°22'57" E | 5.00' |

| CURVE TABLE | | | | | |
|-------------|--------|-----------|--------|--------|---------------|
| CURVE | RADIUS | DELTA | ARC | CHORD | CHORD BEARING |
| C1 | 10.00' | 90°32'58" | 15.80' | 14.21' | S 47°27'43" E |
| C2 | 10.00' | 89°32'10" | 15.63' | 14.08' | S 42°34'51" W |
| C3 | 10.00' | 90°10'28" | 15.74' | 14.16' | N 47°33'50" W |



- LEGEND**
- B.L. INDICATES BUILDING LINE
 - D.E. INDICATES DRAINAGE EASEMENT
 - (T.B.A.) INDICATES TO BE ABANDONED
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS
 - M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
 - M.C.O.P.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - M.C.O.P.R. INDICATES OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY
 - M.C.R.P.R. INDICATES MONTGOMERY COUNTY REAL PROPERTY RECORDS
 - INDICATES STREET NAME CHANGE
 - R.O.W. INDICATES RIGHT OF WAY
 - P.A.E./P.U.E. INDICATES PERMANENT ACCESS EASEMENT/PUBLIC UTILITY EASEMENT
 - CAB. INDICATES CABINET
 - SHT. INDICATES SHEET
 - F.N. INDICATES FILE NUMBER

| Addresses | Initial | Date |
|--------------|---------|--------|
| GIS | JD | 2/6/18 |
| GPS | JD | 2/6/18 |
| Digitized | | |
| MSAG | | |
| Plat Listing | | |
| MCAD | | |

SCALE: 1"=40'

BOULEVARD GREEN AMENDING PLAT NO 2 CITY OF SHENANDOAH, TEXAS

BEING 0.7021 ACRES OUT OF THE
WILLIAM McDERMOTT SURVEY, ABSTRACT 389,
MONTGOMERY COUNTY, TEXAS
AND BEING AN AMENDING PLAT OF BLOCK 4 OF
THE PLAT BOULEVARD GREEN AS RECORDED AT
CABINET "Z", SHEETS THRU 3132 IN THE MAP
RECORDS OF MONTGOMERY COUNTY, TEXAS

8 LOTS 1 RESERVE (0.0017 ACRES) 1 BLOCK
JANUARY 30, 2018 JOB. NO. 1897-4001-309

OWNERS:

PELICAN BUILDERS, INC.
DEREK DARNELL, PRINCIPAL
4265 SAN FELIPE SUITE 720, HOUSTON, TEXAS 77027
PH: 713-871-8470

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

SURVEYOR:

E. RILEY SURVEYING
2306 TANNEHILL DRIVE, HOUSTON, TEXAS 77008
PH: 832-582-8149 T.B.P.L.S. FIRM NO. _____