

DAWN BROOK LN. (PVT.)

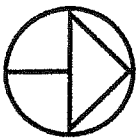
(60' R.O.W & P.U.E.)

CAB.Z, SHEET 1588-1589, M.C.M.R.

FND. 3/4" LR.

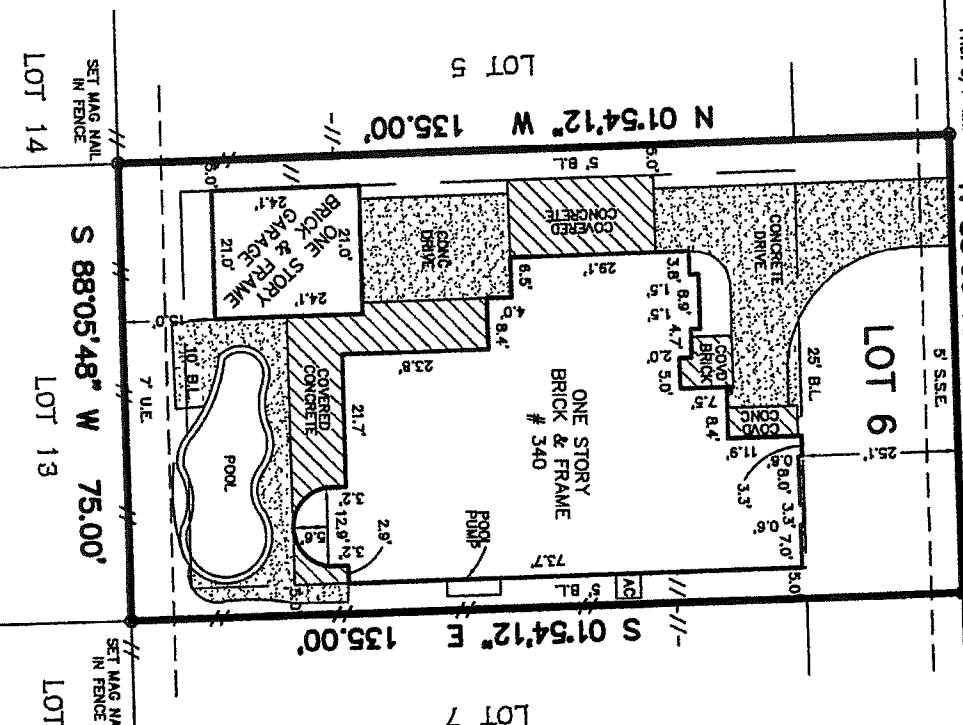
N 88°05'48" E 75.00'

FND. 5/8" LR.



NORTH

SCALE: 1" = 30'



ANDREW RIDGE LN. (PVT.)
(60' R.O.W & P.U.E.)
CAB.Z, SHEET 1588-1589, M.C.M.R.

NOTES:

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. 170183 OF TITLE COMPANY, EFFECTIVE DATE OF AUGUST 1, 2017, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. ALL BEARINGS WERE BASED ON PLAT RECORDED UNDER CABINET Z, SHEETS 1588-1589, M.C.M.R. UNLESS OTHERWISE NOTED.
3. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
4. SUBJECT TO RESTRICTIVE COVENANTS BY 2007-070513, 2007-070514, 2007-082057, 2007-140454, 2008-085224, 2010-100251, 2011-111921, 2011-113012, 2011-113013, 2012-113470, 2013-024247, 2013084487, 2013-118736, 2013-130832, 2014-035119, 2015-045012, 2017016527, 2017035823, 2017061593, 2017061594, 2017061595, 2017067013.
5. THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLUE INK.
6. FENCE LOCATIONS SHOWN HEREON ARE FROM APPROXIMATE CENTER & ARE SUBJECT TO CHANGE DUE TO ENVIRONMENTAL CONDITIONS, WARPING, LEANING, CHANGES FROM RECONSTRUCTION, ETC. FENCES MAY MEANDER BETWEEN MEASURED LOCATIONS.
7. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
8. MEASUREMENTS SHOWN ARE TO THE FOUNDATION OF THE STRUCTURE EAVES OR OVERHANGS MAY EXTEND OVER FOUNDATION AND ARE NOT SHOWN HEREON.

LEGEND

- WOOD FENCE
- - - - - WROUGHT IRON FENCE
- ⊙ - CONTROL MONUMENT
- - CHAINLINK FENCE
- - POWER POLE
- SP - SERVICE POLE
- P - OVERHEAD POWER LINE
- X - WIRE FENCE
- - - - - TEMPORARY BENCH MARK
- - - - - HIGHBANK

LOT	6	BLOCK	1	SECTION	-	SUBDIVISION	THE WOODS AT JACOBS RESERVE REPLAT NO.1		
RECORDATION	GABINET Z, SHEETS 1588-1589, M.C.M.R.		COUNTY	MONTGOMERY	STATE	TEXAS	SURVEY	A-170	
LENDER CO.	-							TITLE CO.	OLD REPUBLIC NATIONAL TITLE INSURANCE
PURCHASER	DONALD GREGORY NELSON AND KELLY REID NELSON							JOB NO.	47233
ADDRESS	340 DAWN BROOK LANE								

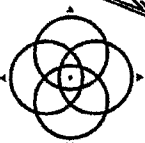
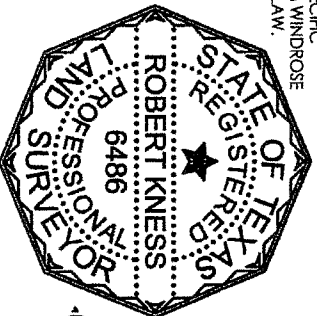
FLOOD NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C06451, DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.

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I do hereby certify for this transaction only, that this survey under my supervision was this day made on the ground and that this plot correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no visible encroachments apparent on the ground, except as shown, to the best of my knowledge.

[Handwritten signature]

FIELD WORK	08-17-17	DB
DRAFTED BY	08-17-17	EP
CHECKED BY	08-17-17	GA
KEY MAP NO.	217A	
REVISION		
08-30-17	CORRECT PLAT REC. & HOUSE	CL
-	-	-



WINDROSE
LAND SURVEYING | PLATTING

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