

**PLAT OF
SORRENTO BAY
SECTION 1**

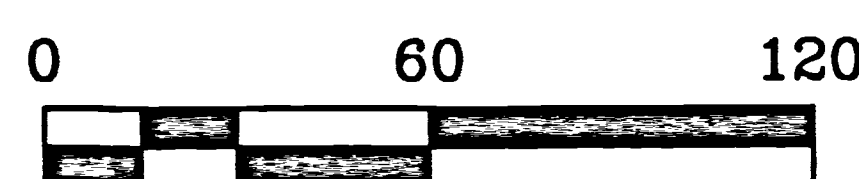
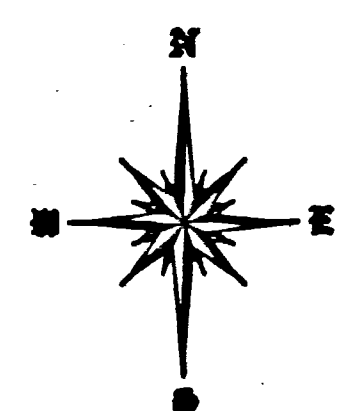
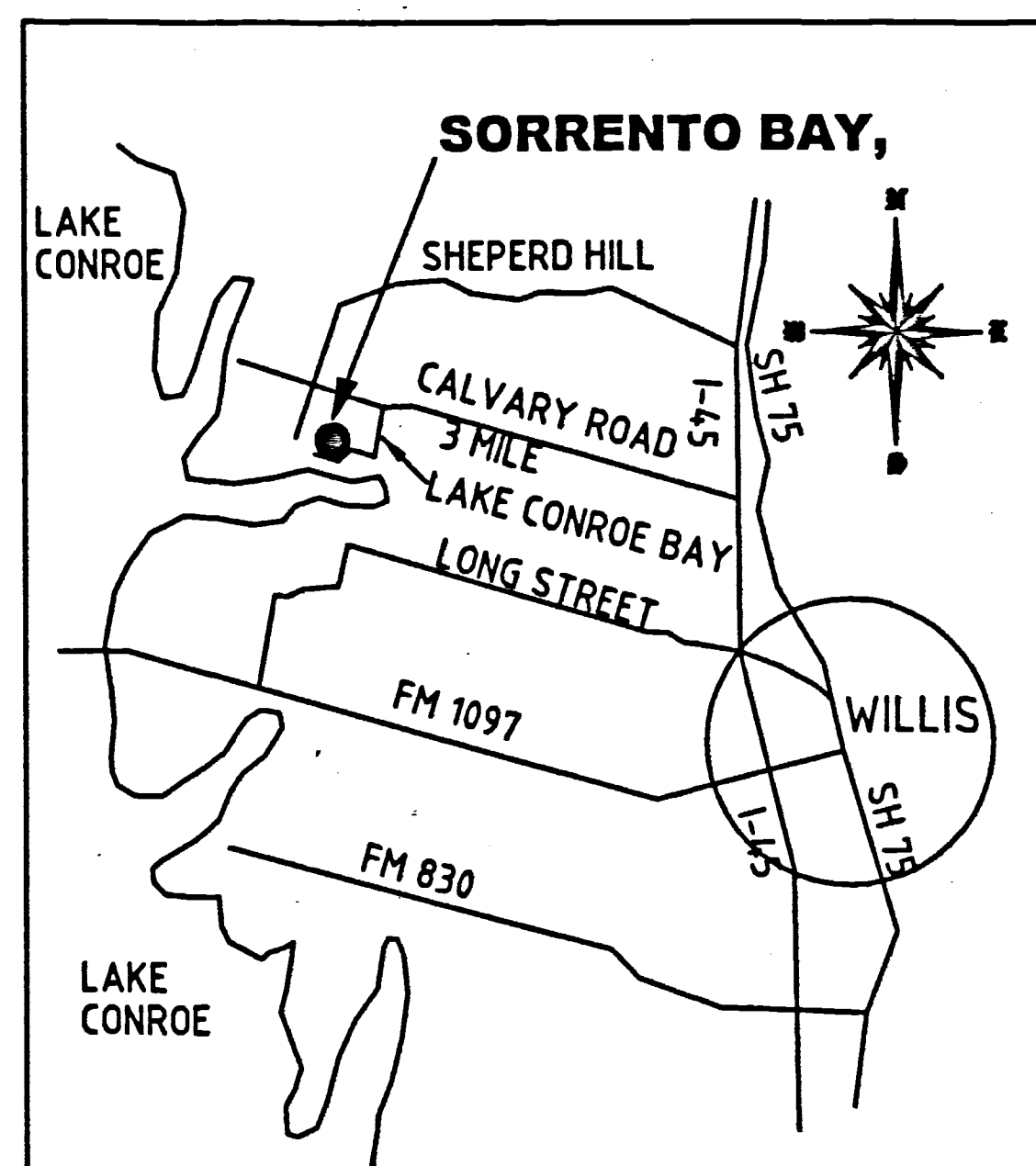
BEING
4.80 ACRES, OF LAND
CONTAINING

31 LOTS, 2 BLOCKS AND 2 UNRESTRICTED RESERVES
AREA IN LOTS = 4.13 ACRES
AREA IN ROAD DEDICATION = 0.33 ACRES
AREA IN UNRESTRICTED RESERVES=0.34 ACRES

BEING A RESIDENTIAL SUBDIVISION OUT OF A CALLED
18.41 ACRE TRACT OF LAND AS RECORDED IN
MONTGOMERY COUNTY CLERK'S FILE No. 2018-066838, IN
THE WILLIAM WEIR SURVEY, ABSTRACT NO. 42,
MONTGOMERY COUNTY, TEXAS.

OWNER
CARLSON BROS. CORP.
P.O. BOX 219
CONROE, TEXAS, 77305

VICINITY MAP, NTS



THE BEARINGS SHOWN ARE BASED ON NAD 83, TEXAS
CENTRAL ZONE, No. 4203 GRID COORDINATES, AND MAY
BE BROUGHT TO THE SURFACE BY APPLYING THE
COMBINED SCALE 1.00002557148856

SURVTECH

**SURVEYORS
PLANNERS**

PO BOX 1080 CONROE TX 77305/936-539-5444
SURVCORP.COM
TXBPLS No. 10005100

Notes:

- 1) B.L. = BUILDING LINE
- 2) U.E. = UTILITY EASEMENT
- 3) D.E. = DRAINAGE EASEMENT
- 4) A.E. = ACCESS EASEMENT
- 5) I.R.S. = IRON ROD SET
- 6) I.R.F. = IRON ROD FOUND
- 7) R.P.R.M.C. TX. = REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS
- 8) D.R.M.C. TX. = DEED RECORDS OF MONTGOMERY COUNTY, TEXAS
- 9) M.R.M.C. TX. = MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
- 10) ALL CORNERS ARE 5/8" IRON ROD SET UNLESS OTHERWISE
- 11) THERE IS A 5' BUILDING LINE ON EITHER SIDE OF ALL LOT LINES UNLESS OTHERWISE NOTED
- 12) SUBJECT TO THE RESTRICTIONS AS RECORDED IN COUNTY CLERK'S FILE No. 8605904 AND
COUNTY CLERK'S FILE No. 8826430

BY GRAPHIC SCALING ONLY THIS PROPERTY LIES IN
FLOOD ZONE: X
ACCORDING TO FEMA MAP PANEL No. 48339C0225G
DATED: AUG 18, 2014

TERMS, CONDITIONS, STIPULATIONS, AND RESTRICTIONS AS SET OUT IN INSTRUMENT CREATING A
RESTRICTED WATER QUALITY ZONE, EXECUTED BY THE TEXAS WATER QUALITY BOARD AND
SAN JACINTO RIVER AUTHORITY, RECORDED IN Vol 741, Pg 445 OF THE DEED RECORDS OF
MONTGOMERY COUNTY, TEXAS; SAID INSTRUMENT LAST AMENDED BY ORDER OF THE SAN
JACINTO RIVER AUTHORITY AND THE TEXAS WATER COMMISSION, AS CONTAINED IN 13 Tex Reg.
1004

DOC # 2018102607
Cabinet 002 Sheet 5362

