

LOT 52

RIVERWALK, SECTION 3  
CABINET M, SHEETS 164-171 M.R.M.C.T.

RESTRICTED RESERVE "A"  
CALLED 65.79 ACRES

LOT 51



LOT 50

FND. 5/8" I.R.  
CONTROL MON.

(CALLED S 53°38'23" E - 111.81')  
S 53°41'56" E 111.75'

SAND

FND. 5/8" I.R.

BASIS OF BEARING  
N 62°56'04" E 560.39'  
(CALLED 560.91')

LOT 49  
1.28 ACRES

S 62°55'24" W 556.49'  
(CALLED S 62°56'04" W - 556.93')

LOT 48

LOT 47

GENERAL NOTES:

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 2) BUILDING LINES, EASEMENTS, DEED RESTRICTIONS, AND OTHER MATTERS MAY AFFECT THIS TRACT.
- 3) BEARING STRUCTURE BASED ON RECORDED PLAT OF RIVERWALK, SECTION THREE.
- 4) RESEARCH PROVIDED BY: FIRST NATIONAL TITLE COMPANY, G.F. No. 16-259524-KW.
- 5) THE SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY THE TITLE COMPANY FOR ALL MATTERS OF RECORD.
- 6) PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS & STIPULATIONS PER M.C.C.F. No. 2009059697.
- 7) PROPERTY MAY BE SUBJECT TO ON-SITE SEWAGE FACILITY PER M.C.C.F. No. 2015068831.
- 8) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, SUBSEQUENT OWNERS OR OTHER PARTIES.
- 9) THIS SURVEY IS NOT TO BE USED FOR ANY ON THE GROUND CONSTRUCTION PURPOSES. THE SURVEYOR HIGHLY RECOMMENDS THAT THE PROPERTY CORNERS BE RE-FLAGGED 24 HOURS PRIOR TO ANY CONSTRUCTION AND/OR PROPERTY CLEARING.
- 10) BUILDERS, ENGINEERS & ARCHITECTS SHOULD VERIFY ALL EASEMENTS, BUILDING LINES, DEED RESTRICTIONS, ZONING ORDINANCES AND OTHER RELATED MATTERS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.
- 11) UPDATED TO SHOW TITLE COMMITMENT & FINAL IMPROVEMENTS ONLY ON 7-5-2016.

FND. 5/8" I.R.

CABANGO DRIVE  
60' R.O.W.

FND. 5/8" I.R.  
CONTROL MON. C1

FND. 5/8" I.R.

N 55°30'19" W

EDGE OF ROAD

100.75'

FND. 5/8" I.R.

SYMBOL LEGEND

- ⊕ = POWER POLE
- ⊙ = WATER METER
- ☒ = TELEPHONE BOX
- ⊙ = AEROBIC SEPTIC
- ⊙ = SPRINKLER
- ⊞ = ELECTRIC BOX

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)  
THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X"  
ACCORDING TO AN INTERPRETATION OF F.I.R.M. MAP  
NO. 48339C0710F, DATED 12-19-1996.

THE SURVEYOR HAS MADE NO REPRESENTATIONS AS TO  
WHETHER OR NOT THE SUBJECT PROPERTY WILL FLOOD  
AND RECOMMENDS THAT THE LOCAL FLOOD PLAN  
ADMINISTRATOR BE CONTACTED PRIOR TO USE OF THIS  
FLOOD INFORMATION FOR PROPERTY PURCHASE OR  
CONSTRUCTION.

CURVE TABLE

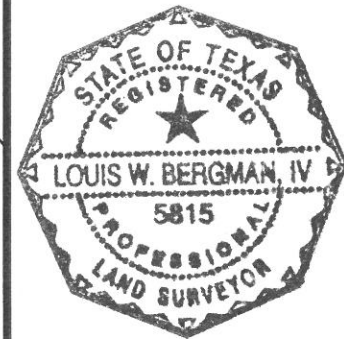
CURVE	RADIUS	ARC	BEARING	CHORD
C1	600.00'	12.91'	N 54°53'21" W	12.90'
C2	600.00'	108.08'	N 49°11'00" W	107.93'



SCALE: 1" = 50 FEET

SURVEY PREPARED FOR: WILLIAM EARL REYNOLDS JR & COBI VIRGINIA REYNOLDS

DESCRIPTION OF PROPERTY: 19290 CABANGO DRIVE, PORTER, TX 77365  
LOT 49, BLOCK 3 OF RIVERWALK, SECTION 3 AS RECORDED IN  
CABINET M, SHEETS 164-171 MAP RECORDS MONTGOMERY COUNTY, TEXAS.



I HEREBY CERTIFY THAT THIS PLAT IS TRUE  
AND CORRECT TO THE BEST OF MY KNOWLEDGE,  
AND BELIEF, AS SURVEYED ON THE GROUND,  
MARCH 26, 2014.

LOUIS W. BERGMAN IV  
R.P.L.S. NO. 5815

FINAL SURVEY

HUMBLE SURVEYING COMPANY

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TBPLS Firm No. 10114600  
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File Name: 14-107FINAL.dwg  
 Scale: 1" = 50' Date: 12-10-2015  
 Drawn by: FG Surveyed by: AG-JL

