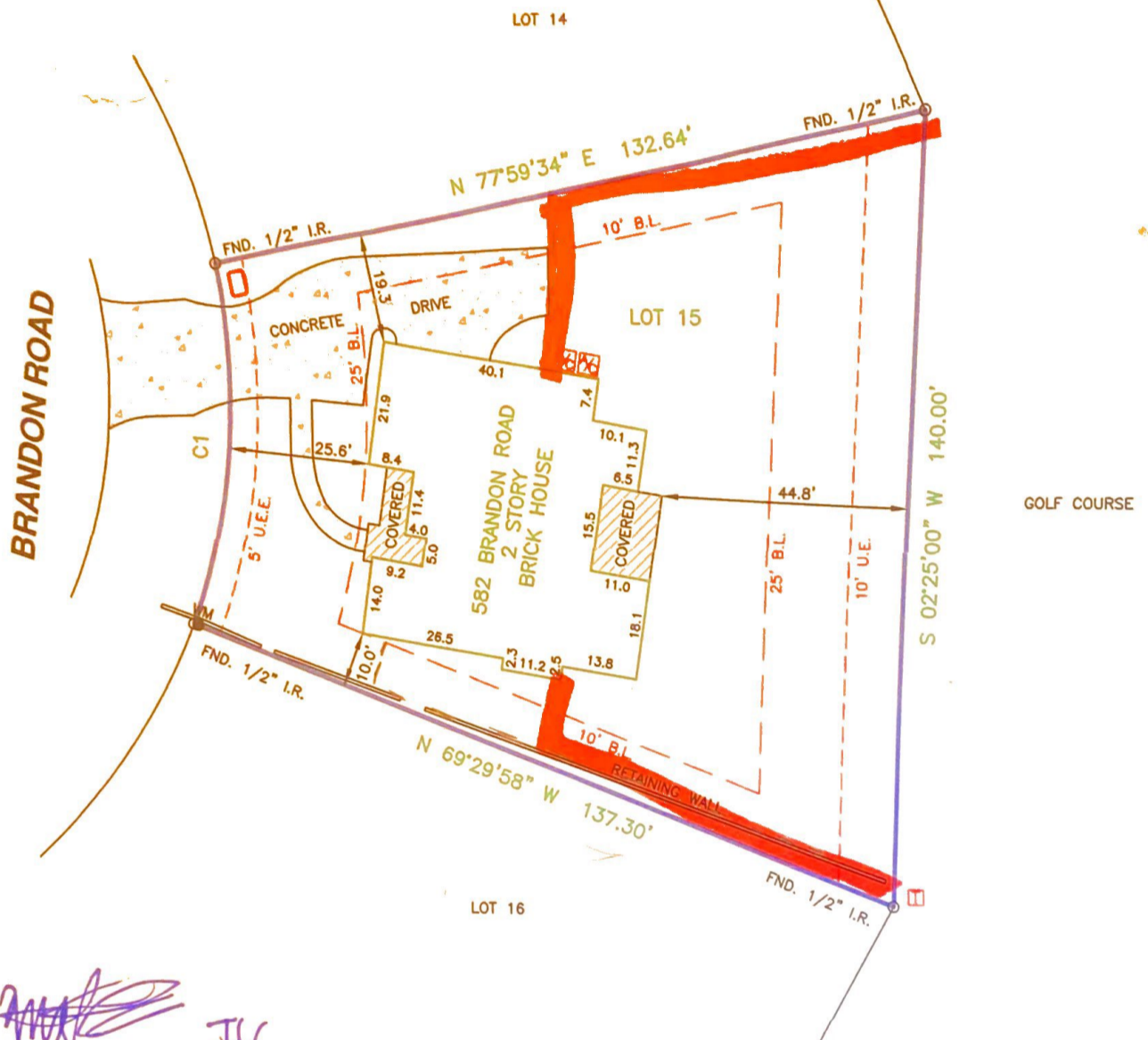




CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	65.25'	115.00'	32°30'25"	N 04°14'58" E	64.37'



Handwritten signature and initials in purple ink.

LEGEND

- FND. _____ Found
- I.R. _____ Iron Rod
- M.C.M.R. _____ Montgomery County Map Records
- M.C.D.R. _____ Montgomery County Deed Records
- B.L. _____ Building Line
- U.E.E. _____ Underground Electrical Easement

- IRON ROD
- WATER METER
- TELEPHONE PEDESTAL
- A/C PAD
- ELECTRIC BOX



TO: MATTHEW CARROLL; GROUP ONE DEVELOPMENT, INC.; CITY FIRST MORTGAGE SERVICES, L.L.C.; AND TITLE RESOURCES GUARANTY COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.

Handwritten signature of Joel Bilyeu dated 05/16/18
 JOEL BILYEU TEXAS R.P.L.S. NO. 6106

**CONCRETE FORM SURVEY
 LOT 15
 RIVER PLANTATION, SECTION FOUR
 VOLUME 8, PAGE 23, M.C.M.R.
 C.B. STEWART SURVEY, A-476
 MONTGOMERY COUNTY, TEXAS**

- NOTES:
1. THE BASIS OF BEARING FOR THIS SURVEY ARE THE CALLS ON THE RECORDED PLAT OF RIVER PLANTATION, SECTION FOUR.
 2. THE SUBJECT TRACT LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PANEL No. 48339C0530 G, MAP REVISED DATE: AUGUST 18, 2014.
 3. TITLE COMMITMENT PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF No. 3051918-00814, EFFECTIVE DATE FEBRUARY 25, 2018.
 4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT, AND RESTRICTIONS RECORDED IN VOLUME 663, PAGE 854 OF THE M.C.D.R.
 5. A DETACHED GARAGE LOCATED 60 FEET FROM THE FRONT PROPERTY LINE IS ALLOWED A 3 FOOT SIDE BUILDING LINE, PER RESTRICTIONS.



SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS

33307 LOIS LANE MAGNOLIA, TEXAS 77354
 OFFICE - (281) 259-6042 FAX - (281) 259-6043
 E-MAIL - joel@crsurveying.com



Date: 05-16-18	Scale: 1" = 30'
Drawn By: J.R.B.	Checked By: J.R.B.
Job No.: 01550-000-0-DEV	Drawing No. A-854 FINAL