

SPRING FOREST DRIVE (60' R.O.W.)



LEGEND

- OHPL — OVERHEAD POWER LINE
- PP POWER POLE
- ⊕ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊠ ELECTRIC BOX
- PROPERTY CORNER
- || WOOD FENCE

NOTES

- 1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY TEXAS AMERICAN TITLE COMPANY UNDER OF NO. 7886-13-2239.
 - 2.) SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. THERE MAY BE ADDITIONAL EASEMENTS, BOUNDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
 - 3.) SUBJECT TO AN UNLOCATED PIPELINE RIGHT-OF-WAY EASEMENT PER VOL. 155, PG. 465, H.C.D.R.
 - 4.) SUBJECT TO BUILDING LINE RESTRICTIONS PER VOL. 894, PG. 386, M.C.D.R.
 - 5.) SUBJECT TO A 6' DRAINAGE AND WASTEWATER EASEMENT PER M.C.C.F. NO. 8920452.
 - 6.) CONCRETE DRIVEWAY Ⓜ WITHIN THE 5' UTILITY EASEMENT AS SHOWN.
 - 7.) GARAGE Ⓜ WITHIN A 10' UTILITY EASEMENT AS SHOWN.
- IF CONSTRUCTION UPON OR A DIVISION OF SUBJECT TRACT IS PROPOSED AND IF TRACT LIES IN THE CITY OF HOUSTON OR ITS EXTRATERRITORIAL JURISDICTION OR ANY OTHER APPLICABLE JURISDICTION, PLATTING AND OTHER REQUIREMENTS MAY APPLY PER CITY OF HOUSTON OR SAID OTHER JURISDICTION ORDINANCES.
- BEARINGS SHOWN ARE BASED ON THE RECORDED PLAT.



SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA, LOCATED IN ZONE "X", AS PER MAP 48339C0395F, DATED: 12-18-96.
THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

LOT
319

SUBDIVISION
RIVER PLANTATION

BLOCK
-

SECTION
NINE

RECORDATION

CABINET A, SHEET 87B, M.C.M.R.

COUNTY
MONTGOMERY

STATE
TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A FINAL SURVEY MADE ON THE GROUND ON THE 28th DAY OF JUNE, 2013 BASED ON A SURVEY MADE BY THIS COMPANY ON THE GROUND ON THE 27th DAY OF SEPTEMBER, 2010.



TEL: (713) 733-7541 FAX: (713) 733-9613

LENDER Co. -

TITLE Co. TEXAS AMERICAN TITLE COMPANY

PURCHASER

ADDRESS 626 SPRING FOREST DRIVE

CONROE, TEXAS

JOB No. 13-22514

G.F. No. 7885-13-2230

FIELD WORK 06-23-10 JP

DRAFTED BY 06-24-10 WJ

CHECKED BY 06-24-10 DO

KEY MAP 188X

REVISION 09-27-10 FORM

07-07-12 UENOTE/06-28-13 FINAL

MERIDIAN

SURVEYING & MAPPING

1080 W. SAM HOUSTON PKWY., N., STE. 113

HOUSTON, TEXAS 77043

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