

LEGEND

M.R.M.C. = MAP RECORDS OF MONTGOMERY COUNTY

--- = WOOD FENCE

-  = COVERED
-  = CONCRETE

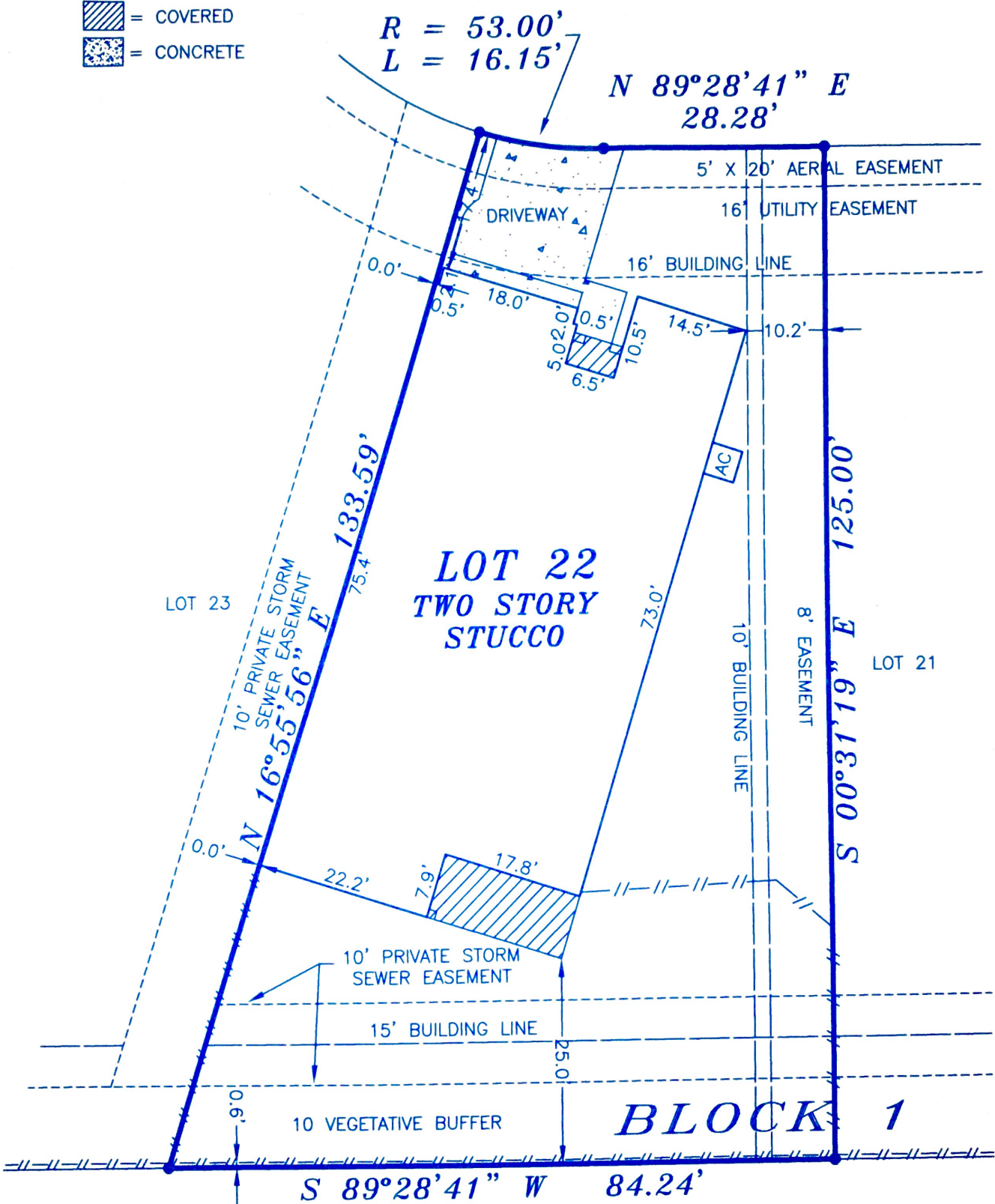
SONOMA COURT

(28' P.A.E, P.U.E. & STM. S.E.)

$R = 53.00'$
 $L = 16.15'$

$N 89^{\circ}28'41'' E$
 $28.28'$

1" = 20'



NOTES:

1. ALL CORNERS ARE MARKED WITH 1/2" CAPPED IRON ROD MARKED H&H LAND, UNLESS OTHERWISE NOTED.

2. DRAINAGE EASEMENT PER M.C.C.F. NO.(S) 2009-026584, MONTGOMERY COUNTY, TX DOES NOT AFFECT THIS PROPERTY.

SILVERWOOD RANCH
CAB. "Y", SHEET 19, M.R.M.C., TX

GF NO.: 1433900374

LOT: 22	BLOCK: 1	SECTION:	SUBDIVISION: AMENDING PLAT OF RESERVE AT GROGAN'S MILL	This lot <u>DOES NOT</u> lie in the 100 year flood plain and is in ZONE "X" as located by
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 = CONCRETE

$R = 53.00'$
 $L = 16.15'$

$N 89^{\circ}28'41'' E$
 $28.28'$

5' X 20' AERIAL EASEMENT

16' UTILITY EASEMENT

DRIVEWAY

16' BUILDING LINE

$133.59'$

LOT 22
TWO STORY
STUCCO

LOT 23

10' PRIVATE STORM
SEWER EASEMENT

$N 16^{\circ}55'56'' E$

$75.4'$

$73.0'$

10' BUILDING LINE

8' EASEMENT

LOT 21

$S 00^{\circ}31'19'' E$
 $125.00'$

$0.0'$

$22.2'$

$17.8'$
 $7.9'$

10' PRIVATE STORM
SEWER EASEMENT

15' BUILDING LINE

10 VEGETATIVE BUFFER

$0.6'$

BLOCK 1

$S 89^{\circ}28'41'' W$
 $84.24'$

SILVERWOOD RANCH

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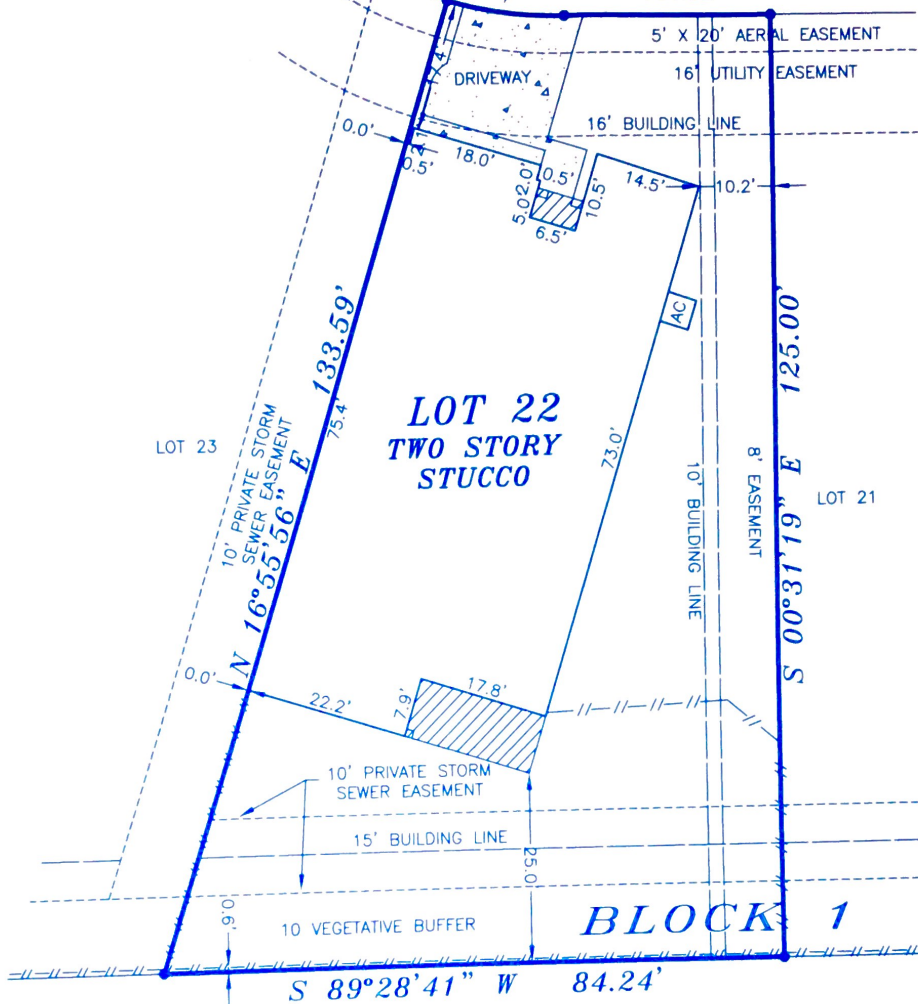
SONOMA COURT

(28' P.A.E, P.U.E. & STM. S.E.)

R = 53.00'
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N 89°28'41" E
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**LOT 22
 TWO STORY
 STUCCO**

BLOCK 1

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SILVERWOOD RANCH
 CAB. "Y", SHEET 19, M.R.M.C., TX

GF NO.: 1433900374

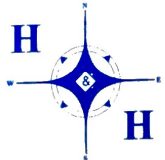
LOT: 22	BLOCK: 1	SECTION:	SUBDIVISION: AMENDING PLAT OF RESERVE AT GROGAN'S MILL	This lot <u>DOES NOT</u> lie in the 100 year flood plain and is in ZONE "X"
RECORDATION: CAB. "Z", SHEET 2399, M.R.M.C.	COUNTY: MONTGOMERY	STATE: TEXAS	SURVEY:	as located by Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 480483-0529F
LENDER: PRIORITY HOME MORTGAGE LP	TITLE CO.: PRIORITY TITLE			dated 12-19-1996
PURCHASER: IRINA SCHMEDES AND JAN SCHMEDES				JOB NO. 212011 L22.B1
ADDRESS: 214 SONOMA COURT, SHENANDOAH, TEXAS 77384				

FIELD WORK
B/18/14-JW
DRAFTED BY
B/26/14-HH
CHECKED BY
B/26/14-MR
KEY MAP NO.
217 Z
REVISIONS

I, HEREBY DECLARE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ON THE GROUND BY H & H PROFESSIONAL LAND SERVICES AND UNDER MY SUPERVISION; THAT NO ENCROACHMENTS EXIST AT THE TIME OF THIS SURVEY UNLESS REFLECTED HEREON; THAT SAID SURVEY CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS AND SPECIFICATIONS.



ALL BEARINGS BASED ON RECORDED PLAT
 FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION TO THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



**PROFESSIONAL
 LAND SERVICES**
 P. O. Box 1974
 Mont Belvieu, TX 77580

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