

0' 40' 80' 120'



**SYMBOL LEGEND**

- ☐ - Telephone Pad
- ⊗ - Water Meter
- ★ - Light Post
- ⊕ - Gas Meter
- ⊕ - Water Valve
- - Find Iron Rod
- - Set Iron Rod

Surveyor has relied on information provided by:  
 Texan Title Insurance Company  
 G.F. No. TC197149  
 Effective date: Oct 20, 2019

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

1. Those as per item 1, Schedule B, of the said Title Commitment.
2. building set-back line(s) and easement(s) as shown by the recorded plat of said subdivision.
3. Drainage easement 15 feet in width on each side of the center lines of all natural drainage courses as shown by the recorded plat of said subdivision.
4. No building shall be located on any building site nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any even, no building shall be located on any building site nearer than 25 feet to the front lot line, or nearer than 10 feet to any side street lot line, or nearer than 10 feet to any side street lot line, or nearer than 10 percent of the lot width to the side (interior) Lot line except that detached garages located 60 feet from the front line may be located 3 feet from the side (interior) lot line, as set forth in instrument recorded in Volume 689, Page 868 of the Deed Records of Montgomery County, Texas.
5. Building set back line 100 feet from road rights of way as set forth in Volume 563, Page 478, of the Deed Records of Montgomery County, Texas.
6. Building set back line 10 feet in width along the side property lines as set forth in Volume 583, Page 478, of the Deed Records of Montgomery County, Texas.
7. Building line for building designed for animals 200 feet along the front property line and 100 feet in width along the side road lines as set forth in Volume 583, Page 478, of the Deed Records of Montgomery County, Texas.
8. On golf course lots, no dwellings, garages or other structure shall be located nearer than 25 feet to the lot line or lines abutting the golf course, as set forth in instrument recorded in volume 689, page 868 of the deed records of Montgomery county, Texas.
9. An easement granted to Gulf States Utilities Company for the transmission of electricity and communication and appurtenances thereto as set forth in instrument recorded under Montgomery County Clerk's File No. 8132530.

**BOUNDARY & IMPROVEMENT SURVEY**

BEING a 0.376 acre tract of land situated in the S.H. Bryan Survey, Abstract Number 70, Montgomery County, Texas, being a all of that same tract described as being a portion of Lots 14 and 15, of River Plantation, Section V, as shown on the map or plat thereof, recorded in Cabinet A, Sheet 1-B of the Map Records of Montgomery County, Texas (M.R.M.C.T.), described in instrument to ILS REO, LLC., recorded under Clerk's File Number 2018096942 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.376 acre tract being more particularly described by attached deeds and bounds description.

**General Notes:**

- 1) © 2019, Texas Professional Surveying, LLC. All Rights Reserved.
- 2) Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
- 3) Fences as shown

This Property Lies in Zone AE outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0535G having an effective date 08/18/2014.

Job No.: S318-03  
 Scale: 1"=40'  
 Date: 11/15/2019  
 Drawn By: GD  
 Field Crew: JVV  
 Revised:

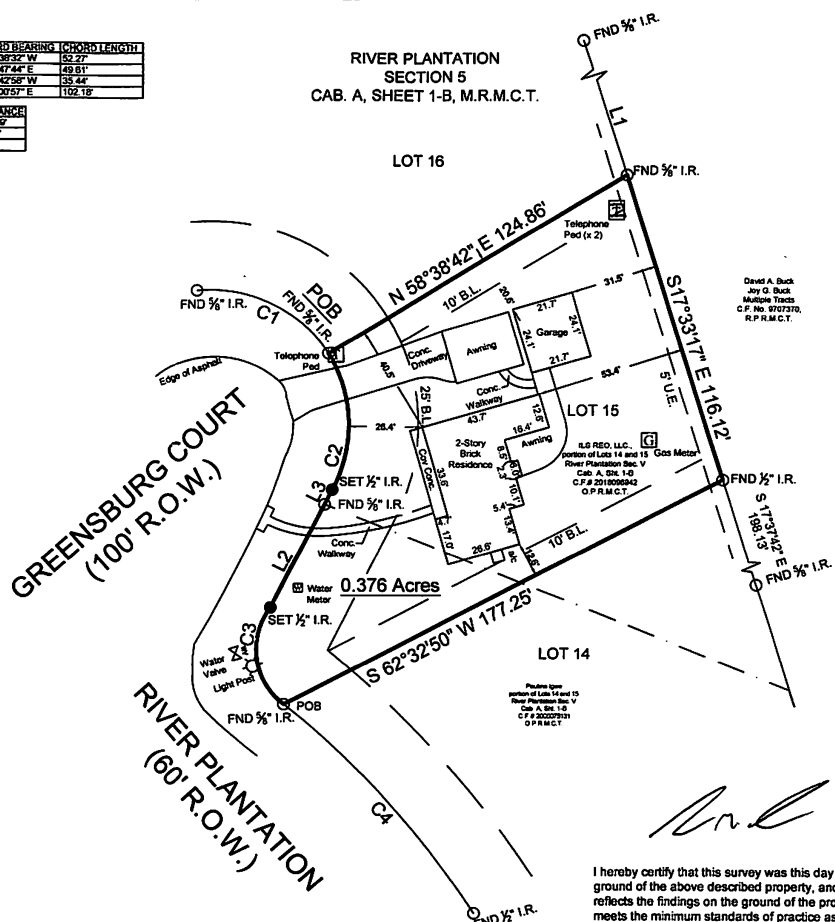
Purchaser Dennis M Sabatino Jr.  
 Address 732 River Plantation Drive, Conroe, Tx 77302  
 Lot 14 & 15, Block       , Section 5  
 Survey S.H. Bryan, A 70  
 Area         
 Subdivision River Plantation  
 Cabinet A, Sheet 1-B, MAP Records  
 Montgomery County, Texas

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).  
 Basis of Bearings

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.01'	50.00'	83°01'54"	N 63°38'32" W	32.27'
C2	51.91'	50.00'	59°29'40"	N 01°47'44" E	49.91'
C3	39.39'	25.00'	80°16'58"	N 07°42'58" W	35.44'
C4	102.59'	335.00'	117°32'40"	S 42°00'57" E	102.18'

LINE BEARING	DISTANCE
L1	N 19°02'58" W 130.19'
L2	N 27°11'11" E 43.09'
L3	N 27°09'11" E 6.00'

**RIVER PLANTATION SECTION 5 CAB. A, SHEET 1-B, M.R.M.C.T.**



Deed A. Buck  
 Jay G. Buck  
 Multiple Tracts  
 C.F. No. 872720,  
 R.P.R.M.C.T.

Plat Book 1000  
 Volume of Lots 14 and 15  
 River Plantation Sec. V  
 Cab. A, Sht. 1-B  
 C.F. # 2018096942  
 O.P.R.M.C.T.

*Carey A. Johnson* 12/11/19

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

*Carey A. Johnson*  
 Carey A. Johnson  
 Registered Professional Land Surveyor No. 6524



**TEXAS**  
 PROFESSIONAL SURVEYING, LLC  
 3032 N. FRAZIER STREET - CONROE, TX 77303  
 PH (936)756-7447 - FAX (936)756-7448  
 www.surveyingtexas.com  
 FIRM REGISTRATION No. 100834-00



# TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**  
**0.376 ACRES**  
**IN THE S.H. BRYAN SURVEY, ABSTRACT NUMBER 70**  
**MONTGOMERY COUNTY, TEXAS**

BEING a 0.376 acre tract of land situated in the S.H. Bryan Survey, Abstract Number 70, Montgomery County, Texas, being a all of that same tract described as being a portion of Lots 14 and 15, of River Plantation, Section V, as shown on the map or plat thereof, recorded in Cabinet A, Sheet 1-B of the Map Records of Montgomery County, Texas (M.R.M.C.T.), described in instrument to ILS REO, LLC., recorded under Clerk's File Number 2018096942 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.376 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found in the northeasterly right-of-way of Greensburg Court (100 feet wide), in the arc of a curve to the left, for the common westerly corner of said ILS REO, LLC., tract and Lot 16 of said Section V, being the northwesterly corner of the herein described 0.376 acre tract, from which a 5/8 inch iron rod found for reference, bears North 63°38'32" West, 52.27 feet (chord bearing and distance);

THENCE North 58°38'42" East, 124.86 feet, with the common line between said ILS REO, LLC., tract and said Lot 16, to a 5/8 inch iron rod found in the southwesterly line of those certain tracts described in instrument to David A. Buck and Joy G. Buck, recorded under Clerk's File Number 9707370 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), for the common easterly corner of said ILS REO, LLC., tract and said Lot 16, being the northeasterly corner of the herein described 0.376 acre tract, from which a 5/8 inch iron rod found for reference, bears North 18°02'58" West, 130.19 feet;

THENCE South 17°33'17" East, 116.12 feet, with the common line between said ILS REO, LLC., tract and said Buck tracts, to a 1/2 inch iron rod found for the common easterly corner of said ILS REO, LLC., tract and that certain tract described as being a portion of Lots 14 and 15 of said Section V in instrument to Pauline Igwe, recorded under Clerk's File Number 2005075131, O.P.R.M.C.T., being the southeasterly corner of the herein described 0.376 acre tract, from which a 5/8 inch iron rod found for reference, bears South 17°37'42" East, 198.13 feet;

THENCE South 62°32'50" West, 177.25 feet, with the common line between said ILS REO, LLC., tract and said Igwe tract, to a 5/8 inch iron rod found in the easterly right-of-way of River Plantation (60' wide), in the arc of a non-tangent curve to the right, for the common westerly corner of said ILS REO, LLC., tract and said Igwe tract, being the southwesterly corner of the herein described 0.376 acre tract, from which a 1/2 inch iron rod found for reference, bears South 42°00'57" East, 102.18 feet (chord bearing and distance);

THENCE with the easterly and northeasterly right-of-way of said Greensburg Court, common to the westerly and northwesterly line of said ILS REO, LLC., tract, the following four (4) courses and distances:

- 1) Northwesterly, 39.39 feet, along the arc of said curve to the right having a radius of 25.00 feet, a central angle of  $90^{\circ}16'58''$ , a chord that bears North  $07^{\circ}42'58''$  West, 35.44 feet, to a  $\frac{1}{2}$  inch iron rod with cap stamped "TPS 100834-00" set for the end of said curve;
- 2) North  $27^{\circ}11'11''$  East, 42.06 feet, to a  $\frac{5}{8}$  inch iron rod found for corner;
- 3) North  $27^{\circ}09'11''$  East, 6.00 feet, to a  $\frac{1}{2}$  inch iron rod with cap stamped "TPS 100834-00" set for the beginning of said curve to the left;
- 4) Northeasterly, 51.91 feet, along the arc of said curve to the left having a radius of 50.00 feet, a central angle of  $59^{\circ}28'49''$ , a chord that bears North  $01^{\circ}47'44''$  East, 49.61 feet, to the **POINT OF BEGINNING**.

CONTAINING a computed area of 0.376 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 15, 2019 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number S316-01.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

November 19, 2019  
Date



Carey A. Johnson  
R.P.L.S. No. 6524

DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
**ELEVATION CERTIFICATE**  
**IMPORTANT: FOLLOW THE INSTRUCTIONS ON PAGES 9-16**

OMB Control Number: 1680-0008  
Expiration: 11/30/2018

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FORM INSURANCE COMPANY USE	
A1. Building Owner's Name <p style="text-align: center;">Dennis M. Sabatino, Jr.</p>				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) <p style="text-align: center;">732 River Plantation Drive</p>				Company NAIC Number:	
City Conroe		State TX		Zip Code 77302	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <p style="text-align: center;">MCAD ID# R146627</p>					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential					
A5. Latitude/Longitude: Lat. <u>N 30° 14'43.73"</u> Long. <u>W 95° 25'54.54"</u> Horizontal Datum: <input type="radio"/> NAD 1927 <input checked="" type="radio"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>IB</u>					
A8. For a building with a crawlspace or enclosure(s):			A9. For a building with an attached garage:		
a) Square footage of crawlspace or enclosure(s) <u>n/a</u> sq ft			a) Square footage of attached garage <u>524</u> sq ft		
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>n/a</u>			b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>n/a</u>		
c) Total net area of flood openings in A8.b <u>n/a</u> sq in			c) Total net area of flood openings in A9.b <u>n/a</u> sq in		
d) Engineered flood openings? <input type="radio"/> Yes <input checked="" type="radio"/> No			d) Engineered flood openings? <input type="radio"/> Yes <input checked="" type="radio"/> No		
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Montgomery County Unincorporated Areas 480483			B2. County Name Montgomery		B3. State TX
B4. Map/Panel Number 48339 C 0535	B5. Suffix G	B6. FIRM Index Date 08/18/2014	B7. FIRM Panel Effective /Revision Date 08/18/2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 120.8'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input checked="" type="radio"/> FIS Profile <input type="radio"/> FIRM <input type="radio"/> Community Determined <input type="radio"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="radio"/> NGVD 1929 <input checked="" type="radio"/> NAVD 1988 <input type="radio"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="radio"/> Yes <input checked="" type="radio"/> No Designation Date: <input type="radio"/> CBRS <input type="radio"/> OPA					
SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)					
C1. Building elevations are based on: <input type="radio"/> Construction Drawings* <input type="radio"/> Building Under Construction* <input checked="" type="radio"/> Finished Construction					
C2. Elevations - Zones A1 - A30, AE, AH, A (with BFE), VE, V1 - V30, V (with BFE), AR, AR/A, AR/AE, AR/A1 - A30, AR/AH, AR/AO. Complete Items C2.a - h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. * A new Elevation Certificate will be required when construction of the building is complete.					
Benchmark Utilized: <u>GPS Observation</u> Vertical Datum: <u>NAVD 1988</u>					
Indicate elevation datum used for the elevations in items a) through h) below. <input type="radio"/> NGVD 1929 <input checked="" type="radio"/> NAVD 1988 <input type="radio"/> Other/Source: _____					
Datum used for building elevations must be the same as that used for the BFE.				Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>118.6</u>			<input checked="" type="radio"/> feet	<input type="radio"/> meters
b) Top of the next higher floor	<u>127.5</u>			<input checked="" type="radio"/> feet	<input type="radio"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>n/a</u>			<input checked="" type="radio"/> feet	<input checked="" type="radio"/> meters
d) Attached garage (top of slab)	<u>118.4</u>			<input checked="" type="radio"/> feet	<input checked="" type="radio"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>118.5</u>			<input checked="" type="radio"/> feet	<input type="radio"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>117.7</u>			<input checked="" type="radio"/> feet	<input type="radio"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>118.5</u>			<input checked="" type="radio"/> feet	<input type="radio"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>n/a</u>			<input checked="" type="radio"/> feet	<input type="radio"/> meters

**ELEVATION CERTIFICATE**

OMB Control Number: 1660-0008  
Expiration: 11/30/2018

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION				
<p>This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.</p>				
<input type="checkbox"/> Check here if attachments.		Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="radio"/> Yes <input type="radio"/> No		
Certifier's Name Carey A. Johnson		License Number 6524		
Title RPLS		Company Name Texas Professional Surveying, LLC		
Address 3032 N. Frazier Street		City Conroe	State TX	Zip Code 77303
Signature 		Date 11/19/2019	Telephone 936-756-7447	
Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.				
Comments (including type of equipment and location, per C2(e), if applicable)" <ul style="list-style-type: none"> <li>- Elevation Certificate is for a 2 story brick and frame residence on slab.</li> <li>- Residence is located in Zone AE.</li> <li>- C2e) is for an air conditioner servicing the residence.</li> <li>- TBM is a mag nail set in street in front of residence. Elevation = 118.61'</li> <li>- Texas Professional Surveying Project No. S316-03</li> </ul>				
Signature 		Date 11/19/2019		
SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)				
For Zones AO and A (without BFE), complete Items E1 -E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1 -E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.				
E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).				
a) Top of bottom floor (including basement, crawlspace, or enclosure) is		<u>n/a</u>	<input checked="" type="radio"/> feet <input type="radio"/> meters	<input type="checkbox"/> above or <input type="checkbox"/> below the HAG.
b) Top of bottom floor (including basement, crawlspace, or enclosure) is		<u>n/a</u>	<input checked="" type="radio"/> feet <input type="radio"/> meters	<input type="checkbox"/> above or <input type="checkbox"/> below the LAG.
E2. For Building Diagrams 6 -9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8 -9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is		<u>n/a</u>	<input checked="" type="radio"/> feet <input type="radio"/> meters	<input type="checkbox"/> above or <input type="checkbox"/> below the HAG.
E3. Attached garage (top of slab) is		<u>n/a</u>	<input checked="" type="radio"/> feet <input type="radio"/> meters	<input type="checkbox"/> above or <input type="checkbox"/> below the HAG.
E4. Top of platform of machinery and /or equipment servicing the building is		<u>n/a</u>	<input checked="" type="radio"/> feet <input type="radio"/> meters	<input type="checkbox"/> above or <input type="checkbox"/> below the HAG.
E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown. The local official must certify this information in Section G.				
SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION				
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.				
Property Owner or Owner's Authorized Representative's Name:				
Address		City	State	ZIP Code
Signature		Date	Telephone	
Comments				
<input type="checkbox"/> Check here if attachments.				

## BUILDING PHOTOGRAPHS

See instructions for Item A6

OMB Control Number: 1660-0008  
Expiration: 11/30/2018

**IMPORTANT: In these spaces, copy the corresponding information from Section A.** **FOR INSURANCE COMPANY USE**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  732 River Plantation Drive	Policy Number:
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City Conroe	State TX	Zip Code 77302	Company NAIC Number:
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If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front view" and "Rear view"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



front view 11/15/2019



side view 11/15/2019

**BUILDING PHOTOGRAPHS**

Continuation Page

OMB Control Number: 1660-0008  
Expiration: 11/30/2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FORM INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 732 River Plantation Drive			Policy Number:
City Conroe	State TX	Zip Code 77302	Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View" and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



garage view 11/15/2019



rear view 11/15/2019