



NORTH

SCALE: 1" = 30'

GARDEN HAVEN LANE
(50' R.O.W.)

GARDEN SHADOW DRIVE
(50' R.O.W.)

LEGEND

--//-- WOOD FENCE

NOTES:

- THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN CF NO. 150-130201881-339, EFFECTIVE 04-08-13.
- ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- SUBJECT TO RESTRICTIVE COVENANTS BY CABINET Z, SHEETS 2329-2331, M.C.M.R., AND UNDER M.C.C.F. NOS. 2007-062057, 2007-070513, 2007-070514, 2007-140454, 2009-095224, 2010100251, 2011111921, 2011115012, 2011115013, 2012113470, 2013006220, AND 2013024247 AND VOL 6, PG. 23, M.C.M.R.
- THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLUE INK.
- THIS SURVEY IS NOT FOR FUTURE CONSTRUCTION PURPOSES.
- ENGINEERING, ARCHITECTURAL AND JURISDICTIONAL REQUIREMENTS AND GUIDELINES WERE NOT INVESTIGATED, RESEARCHED, OR EXAMINED FOR THIS SITE.
- SUBJECT TRACT LIES WITHIN MONTGOMERY COUNTY M.U.D. NO. 112.
- RIGHT-OF-WAY AND EASEMENT TOGETHER WITH ALL RIGHTS CONVEYED THEREIN, TO ENTERGY TEXAS BY M.C.C.F. NO. 2013027359. (LOCATION UNDETERMINED.)
- FENCE LOCATIONS SHOWN HEREON ARE FROM APPROXIMATE CENTER & ARE SUBJECT TO CHANGE DUE TO ENVIRONMENTAL CONDITIONS, WARPING, LEANING, CHANGES FROM RECONSTRUCTION, ETC. FENCES MAY MEANDER BETWEEN MEASURED LOCATIONS.
- AC PAD IS WITHIN 5' U.E. & B.L. AS SHOWN.

LINE	BEARING	DISTANCE
L1	S 85°18'34" W	9.74'
L2	N 85°18'34" E	9.74'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1775.00'	01°22'44"	42.71'	S 85°59'55" W	42.71'
C2	1650.00'	01°22'44"	39.71'	N 85°59'55" E	39.71'

BUYER'S ACKNOWLEDGMENT

LOT	B	BLOCK	2	SECTION	-	SUBDIVISION	THE GARDENS AT JACOBS RESERVE	
RECORDATION	CABINET Z, SHEETS 2329-2331 M.C.M.R.		COUNTY	MONTGOMERY	STATE	TEXAS	SURVEY	A-490
LENDER CO.							TITLE CO.	DHI TITLE COMPANY
PURCHASER							JOB NO.	50520
ADDRESS	2430 GARDEN SHADOW DRIVE							

FLOOD NOTE
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR MONTGOMERY COUNTY, TEXAS, MAP NO. 48339C 0510F, DATED DECEMBER 19, 1996, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.

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FIELD WORK	08-28-13	JM
DRAFTED BY	08-12-13	MC
CHECKED BY	08-13-13	JB
KEY MAP NO.	217 A/B	



I do hereby certify for this transaction only, that this survey under my supervision was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no visible encroachments apparent on the ground, except as shown, to the best of my knowledge.

[Signature]

Windrose Land Services, Inc.
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 Phone (713) 458-2282 Fax (713) 481-1151

Professional Development Consultants
 Land Surveying, Platting, Project Management, GIS Services

REVISION		
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