05/14/22

05/14/22
11:57 AM CDT
dotloop verified

GRATE INLET
☀ LIGHT STANDARD
SIGN
MANHOLE
BOLLARD

⊘ WATER VALVE
WOOD FENCE
CLEAN OUT
POWER LINE

IRON FENCE
SANITARY MANHOLE
STORM MANHOLE

⦿ POWER POLE
GUY ANCHOR
CHAIN LINK FENCE
WATER METER
FIRE HYDRANT
ELECTRIC BOX

LEGEND

COMMON ABBREVIATIONS

OHU = OVERHEAD UTILITIES
UE = UTILITY EASEMENT
AE = AERIAL EASEMENT
WLE = WATERLINE EASEMENT
STM MH = STORM SEWER MANHOLE
SAN MH = SANITARY SEWER MANHOLE

BL = BUILDING LINE
PL = BOUNDARY LINE
PP = POWER POLE
MH = MANHOLE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE PIPE

FND = FOUND
I.R. = IRON ROD
I.P. = IRON PIPE

CONCRETE
COVERED
CALL

CONTROLLING
MONUMENT (12-22-14)

REVISIONS

NO.	DATE	REASON	BY
1			

FLOOD INFORMATION

F.I.R.M. NO. 48339C
REVISED DATE: 8-18-2014
PANEL: 0535G
ZONE: "AE"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF 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 ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

1. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

2. SUBJECT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.

3. SUBJECT TO ZONING ORDINANCES AND DEED RESTRICTIONS IF ANY.

4. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED PRIOR TO PLANNING AND/OR CONSTRUCTION.

5. MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.

6. SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.

7. A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.

8. BURIED UTILITIES HAVE NOT BEEN SHOWN. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

9. THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. AT THE REQUEST OF ROBERT KOCSI AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PRIOR TO CONSTRUCTION. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED THAT A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that this plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat deeds thereof, indicated hereon.

THIS SURVEY IS NULL AND VOID WITHOUT THE ORIGINAL EMBOSSED SEAL AND SIGNATURE OF SURVEYOR.
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CODY L. CONDRON
5899

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR REGISTRATION

TRI-TECH SURVEYING COMPANY, L.P.
10401 Westoffice Drive
Houston, Texas 77042
WWW.SURVEYINGCOMPANY.COM
Phone: (713) 667-0800
Fax: (713) 667-5848
FIRM Registration No. 10115900

737 STONEWALL JACKSON
CONROE, MONTGOMERY COUNTY, TEXAS 77302

BOUNDARY SURVEY

LOT: 152
BLOCK:
SUBDIVISION: RIVER PLANTATION SEC. 5
RECORDING: VOL. 8, PG. 41
MONTGOMERY COUNTY, TEXAS

BORROWER:
TITLE CO.:
G.F. NO.:
G.F. EFFECTIVE DATE:
SURVEYED FOR: ROBERT KOCSI

JOB NO.: M1830-14
ENCUMB. STUDY: N/A
CALC. BY: CODY C.
DRAWN BY: ANDRES B.
CHECKED BY: CODY C.
BEARING BASE: REFERRED TO PLAT NORTH
FIELD CREW (A): M. CARLIN
FIELD CREW (B): E. HERNDON
FIELD DATE: 12-22-14
DWG SCALE: 1"=30'
PATH: G:\2014\M185C\

LOT 154

LOT 153

LOT 152

LOT 151

LOT 150

GULF COURSE RESERVE - A

STONEWALL JACKSON DRIVE (60' R.O.W.)

RESIDENCE

N 73°04'06" E 130.00'

S 12°01'28" E 109.20'

S 78°31'01" W 125.84'

25' B.L.

10' U.E.

5' W.L.E.

60.0'

97.0'

100.0'

FND 5/8" I.R.
FND 1/2" I.R. W/PRECISION CAP

C1
L=97.00'
R=1020.00'
C=96.96'
CB=N 14°12'26" W