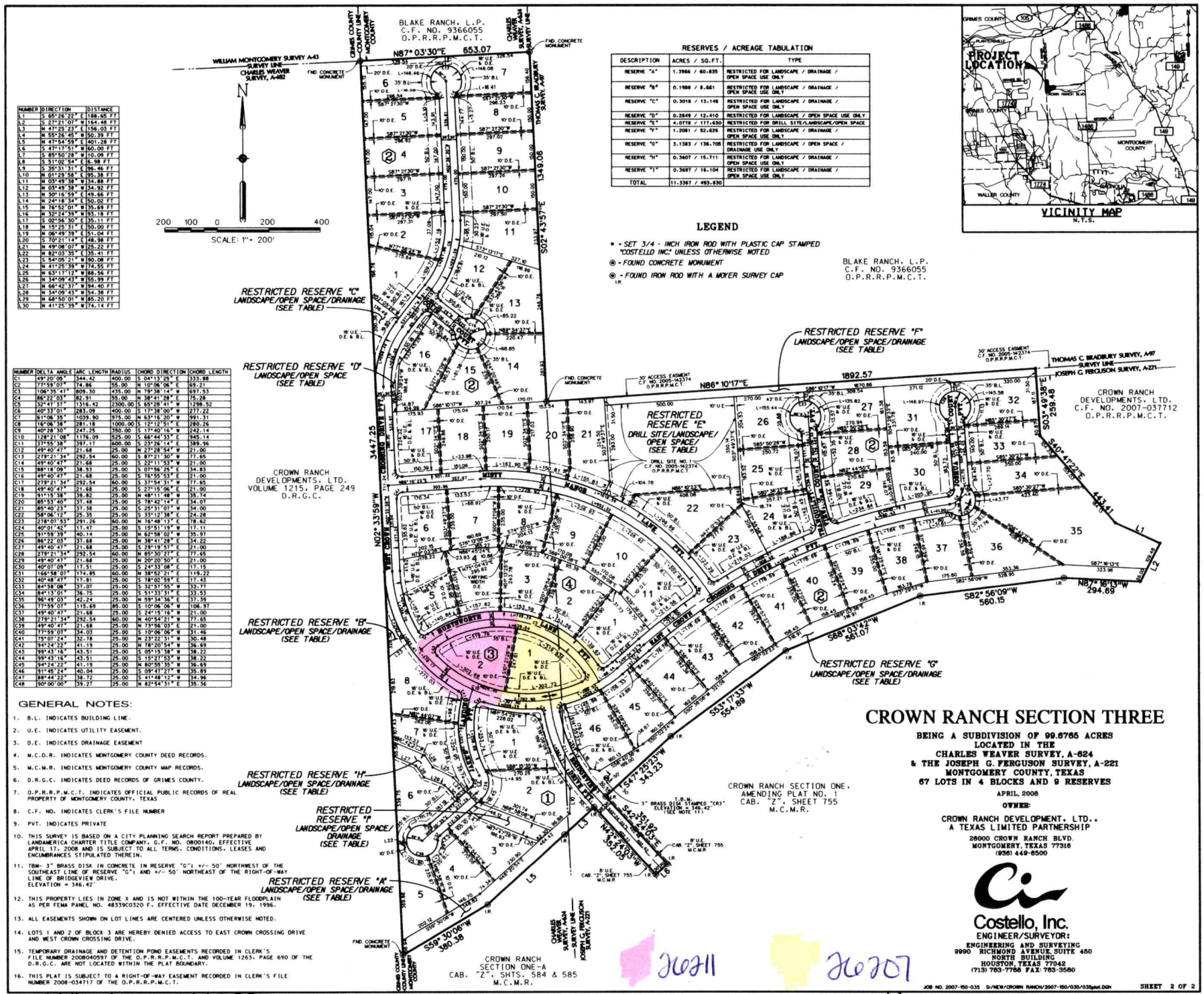

GENERAL NOTES:

1. B.L. INDICATES BUILDING LINE.
2. U.E. INDICATES UTILITY EASEMENT.
3. D.E. INDICATES DRAINAGE EASEMENT
4. M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS.
5. M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS.
6. D.R.G.C. INDICATES DEED RECORDS OF GRIMES COUNTY.
7. O.P.R.R.P.M.C.T. INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, TEXAS
8. C.F. NO. INDICATES CLERK'S FILE NUMBER
9. PVT. INDICATES PRIVATE
10. THIS SURVEY IS BASED ON A CITY PLANNING SEARCH REPORT PREPARED BY LANDAMERICA CHARTER TITLE COMPANY, G.F. NO. 0800140, EFFECTIVE APRIL 17, 2008 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
11. TBM- 3" BRASS DISK IN CONCRETE IN RESERVE "G"± +/- 50' NORTHWEST OF THE SOUTHEAST LINE OF RESERVE "G"± AND +/- 50' NORTHEAST OF THE RIGHT-OF-WAY LINE OF BRIDGEVIEW DRIVE. ELEVATION = 346.42'
12. THIS PROPERTY LIES IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN AS PER FEMA PANEL NO. 48339C0320 F. EFFECTIVE DATE DECEMBER 19, 1996.
13. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
14. LOTS 1 AND 2 OF BLOCK 3 ARE HEREBY DENIED ACCESS TO EAST CROWN CROSSING DRIVE AND WEST CROWN CROSSING DRIVE.
15. TEMPORARY DRAINAGE AND DETENTION POND EASEMENTS RECORDED IN CLERK'S FILE NUMBER 2008040597 OF THE O.P.R.R.P.M.C.T. AND VOLUME 1263, PAGE 690 OF THE D.R.G.C. ARE NOT LOCATED WITHIN THE PLAT BOUNDARY.
16. THIS PLAT IS SUBJECT TO A RIGHT-OF-WAY EASEMENT RECORDED IN CLERK'S FILE NUMBER 2008-034717 OF THE O.P.R.R.P.M.C.T.

File #2008-044059

Cab Z Sheet 1209