0' 100' 200' 300'

Scale: 1" = 100'

LEGEND

●	SET 5/8" IRON ROD W/CAP "TPS 100834-00"
○	FOUND SURVEY MONUMENT (DESCRIBED)
⊕	3-INCH BRASS DISK IN 6-INCH CONCRETE COLUMN
I.R.	IRON ROD
W/CAP	WITH CAP
VOL. / PG.	VOLUME / PAGE
CAB.	CABINET
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS
D.R.M.C.T.	DEED RECORDS OF MONTGOMERY COUNTY, TEXAS
M.R.M.C.T.	MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
C.F. NO.	CLERK'S FILE NUMBER
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
FND	FOUND
①	BLOCK NUMBER
——·——	APPROXIMATE SURVEY LINE
– – – –	EASEMENT
— — —	BUILDING LINE

GENERAL NOTES:

1. NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER MONTGOMERY COUNTY COMMUNITY MAP NO. 480483, FEMA FIRM PANEL NO. 48339C0575G, HAVING AN EFFECTIVE DATE OF 08-18-2014.
2. ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.
3. PROPERTY LINES SHOWN OUTSIDE THE BOUNDARY LINE OF THE SUBJECT TRACT MAY NOT HAVE BEEN SURVEYED ON THE GROUND AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES AND GRAPHICAL DEPICTION.
4. ALL LOT CORNERS ARE SET 5/8-INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" (UNLESS OTHERWISE NOTED).
5. PIPELINE RIGHT-OF-WAY EASEMENT GRANTED TO DIAMOND SHAMROCK CORPORATION AS SET FORTH IN VOL. 708, PG. 777, D.R.M.C.T. (BLANKET/UNABLE TO LOCATE)
6. PIPELINE RIGHT-OF-WAY EASEMENT GRANTED TO SANTA FE PIPELINE COMPANY AS SET FORTH IN VOL. 708, PG. 735, D.R.M.C.T. (BLANKET/UNABLE TO LOCATE)
7. EASEMENT TO ENTERGY GULF STATES, INC., AS SET FORTH UNDER C.F. NO. 2001-007627, O.P.R.M.C.T. (DOES NOT AFFECT)
8. RECIPROCAL EASEMENT AS SET FORTH UNDER C.F. NO. 2024098342, O.P.R.M.C.T. (WIDTH PROVIDED BY PROPERTY OWNER)
9. ALL REAR LOT LINES HAVE A 10' BUILDING LINE.
10. 100' BUILDING LINE, RECORDED UNDER VOLUME 667, PAGE 468, IS TO BE REMOVED.

Approved: SE TD

Submit this address plat to the engineer's office for review within 30 days of the date below.

10/06/2025 07:46

MCECD - 911

CONROE, 77302

-**BENCHMARK**-
3" BRASS DISK SET IN 6" CONCRETE COLUMN
STAMPED: JOHBRP4 ELEVATION: 136.25', NAVD88, 2011 ADJUSTMENT
GEOID18 TEXAS CENTRAL ZONE 4203

J.O.H. BENNETTE PARTIAL REPLAT NO. 4

SHEET 2 OF 2