



- SYMBOL LEGEND**
- Wood Fence
  - Cable Ped
  - Telephone Ped
  - Water Meter
  - Electric Ped/ Transformer
  - Gas Meter
  - Find Iron Rod/Pipe
  - Set Iron Rod

Surveyor has relied on information provided by:  
 Old Republic National Title Insurance Company  
 C.F. No. 1901469  
 Effective date: August 02, 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. A 23 foot building line restriction along the upper Easterly lot line, a 19 foot building line restriction along the Southeastly (cul-de-sac) lot line, an 8 foot utility easement along the Westerly lot line, a 3 foot utility easement along the Southerly lot line, an aerial easement 5 feet wide from a plane 20 feet above the ground upward, located adjacent to all easements shown thereon, and a public easement 15 feet wide on each side of the centerline of all natural drainage courses, all as set out on Subdivision Plat of record in Cabinet A, Sheet 65 of the Map Records of Montgomery County, Texas.
3. Building line restrictions of 5 feet along the rear lot lines, and of 5 feet along the side lot lines, except that detached garages may be within 3 feet of the side lot lines, all as set out in the Restrictions recorded in Volume 774, Page 638 of the Deed Records of Montgomery County, Texas.
4. Surveyor's Note:  
 Plat does not mathematically close.  
 Surveyor used found monumentation, lines of long standing occupation, and original intent of plat to reconstruct boundary.

**BOUNDARY & IMPROVEMENT SURVEY**

- 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.

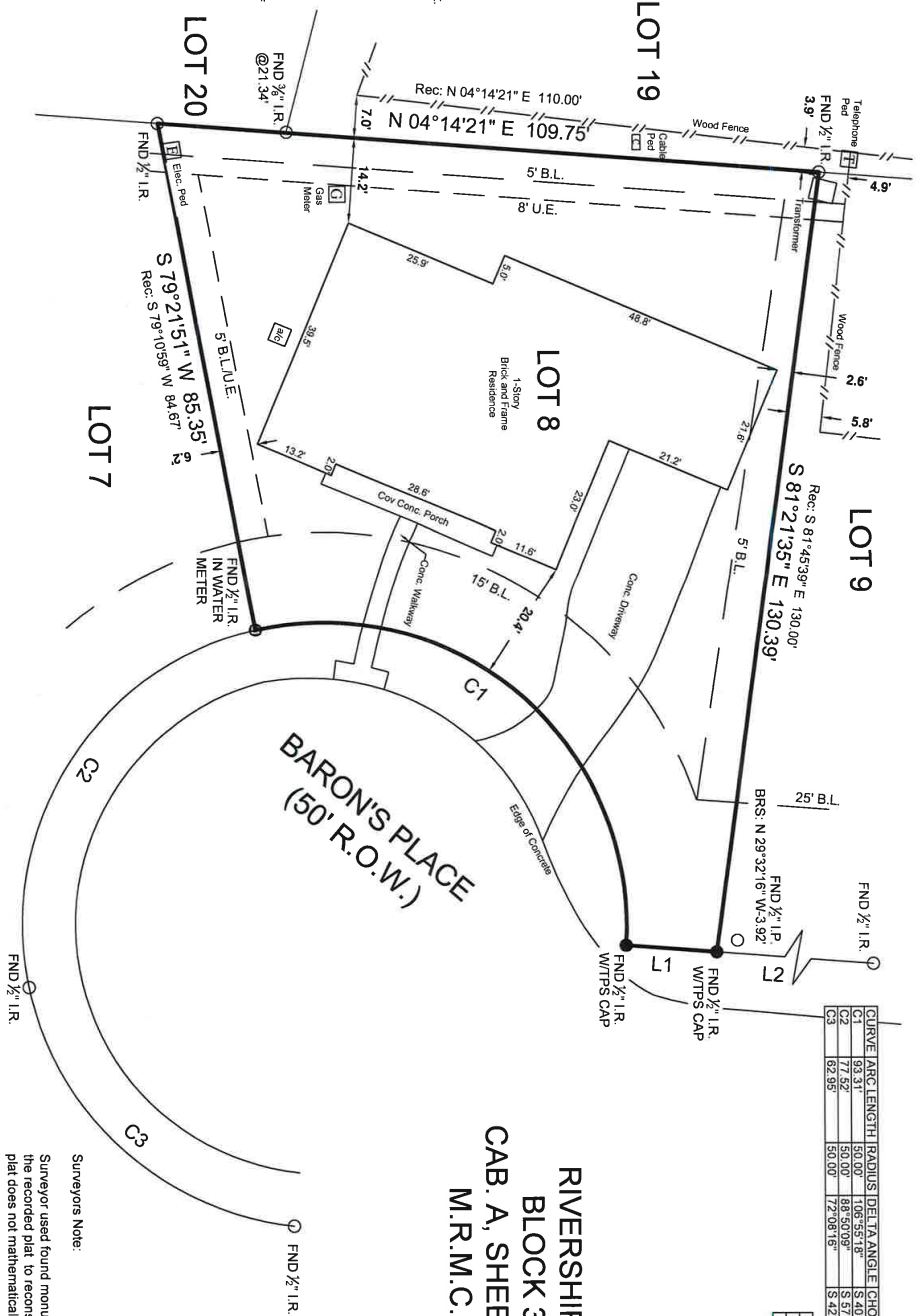
**TEXAS PROFESSIONAL SURVEYING, LLC**  
 3032 N. RAZZIER STREET, AUSTIN, TX 77730  
 TEL: (800) 755-7447 FAX: (800) 755-7448  
 WWW.SURVEYINGINTEXAS.COM  
 FIRM REGISTRATION NO. 106834-00

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 463839C0306 having an effective date 08/18/2014.

Job No.: 054-327  
 Scale: 1"=20'  
 Date: 08/15/2019  
 Drawn By: GD  
 Field Crew: RH  
 Revised: \_\_\_\_\_

Purchaser: Kellie D. Brossart  
 Address: 3 Barons Place, Conroe, TX 77304  
 Lot: 8, Block: 3, Section: 1, A: 249  
 Survey: Kenneth Hymen  
 Area: Rivershine  
 Subdivision: Cabernet A, Sheet: 65, Map: Records  
 County: Montgomery, Texas

Basis of Bearings based on recorded plat.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.31'	106.5517'	S 46°29'37\"	80.34'	
C2	77.52'	88.5009'	S 57°23'06\"	69.89'	
C3	62.95'	72.0816'	S 42°07'41\"	58.88'	

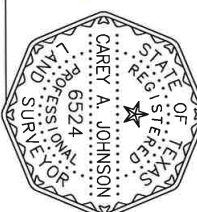
  

LINE	BEARING	DISTANCE
L1	S 04°15'18\"	W 15.03'
L2	N 04°14'08\"	E 56.27'

**RIVERSHIRE  
 BLOCK 3  
 CAB. A, SHEET. 65  
 M.R.M.C.T.**

Surveyor's Note:  
 Surveyor used found monumentation and original intent of the recorded plat to reconstruct the boundary. Recorded plat does not mathematically close.

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 this 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  
 Registered Professional Land Surveyor No. 6524