

0' 40' 80' 120'

R.O.W.



SCALE: 1" = 40'

EDGE OF ASPHALT

RIVERBROOK DRIVE (60' R.O.W.)

ASPHALT

EDGE OF ASPHALT

FND 5/8" IR(CM)

(CALLED 140')

N 87°39'47" E 139.71'

FND 5/8" IR(CM)

25' B.L.

0.4'

B L (1) C K

HEAVILY WOODED

LOT 1
SHERBROOK SECTION
OF RIVERBROOK
VOL. 8, PG. 33 M.C.M.R.

119.6'

HEAVILY WOODED

LOT 2

ADDRESS:
109 RIVERBROOK DR.

UNRESTRICTED RESERVE

16' U.E.

N 02°20'13" W 185.00'

S 02°20'13" E 185.00'

SET 5/8" IR W/CAP
FND 1/2" IR
S 89°22' W, 5.62'

(CALLED 140')

S 87°39'47" W 139.71'

1.4'

16' U.E. (CENTERED ON P.L.)

SET 5/8" IR W/CAP
FND 1/2" IR
N 73°34' E, 1.17'

6' WDF

NOTES:

- 1.) This survey was performed without benefit of a title commitment. Easements and restrictions may exist which are not shown hereon; no additional research regarding the existence of easements or restrictions of record has been performed by Boundary One, L.L.C.
- 2.) This tract lies in Zone "AE", designated as "Special Flood Hazard Areas Inundated by 100-year Flood", as per the National Flood Insurance Program FIRM Community Panel Number 480483-0530-F, latest available published revision dated December 19, 1996. Base Flood Elevation for this tract is 124.0 feet. Refer to Montgomery County Engineering Department for further information regarding development within the 100-year floodplain. This flood statement does not imply that the subject tract and/or the improvements thereon will be free from and/or affected by flooding damage. The flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change.
- 3.) Future development of this tract is subject to the developmental requirements of Montgomery County.
- 4.) Bearings are grid bearings and oriented to Texas State Plane Coordinate System, South Central Zone 4204, NAD 83(NA2011), Geoid 12A, WGS84.
- 5.) Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
- 6.) Fences shown hereon are graphic only, with dimensioned ties shown at specific locations where they were physically measured; the fence lines may meander between said measured locations. There exist various types of fencing located near the northerly line of the subject tract that are not shown hereon.

LOT 22

LOT 21

ABBREVIATIONS:

B.L.	BUILDING LINE
(CM)	CONTROL MONUMENT
CLF	CHAIN LINK FENCE
FND	FOUND
M.C.M.R.	MONTGOMERY COUNTY MAP RECORDS
IR	IRON ROD
OE	OVERHEAD ELECTRIC
P.L.	PROPERTY LINE
R.O.W.	RIGHT-OF-WAY
T	TRANSFORMER
U.E.	UTILITY EASEMENT
UP	UTILITY POLE
WDF	WOOD FENCE