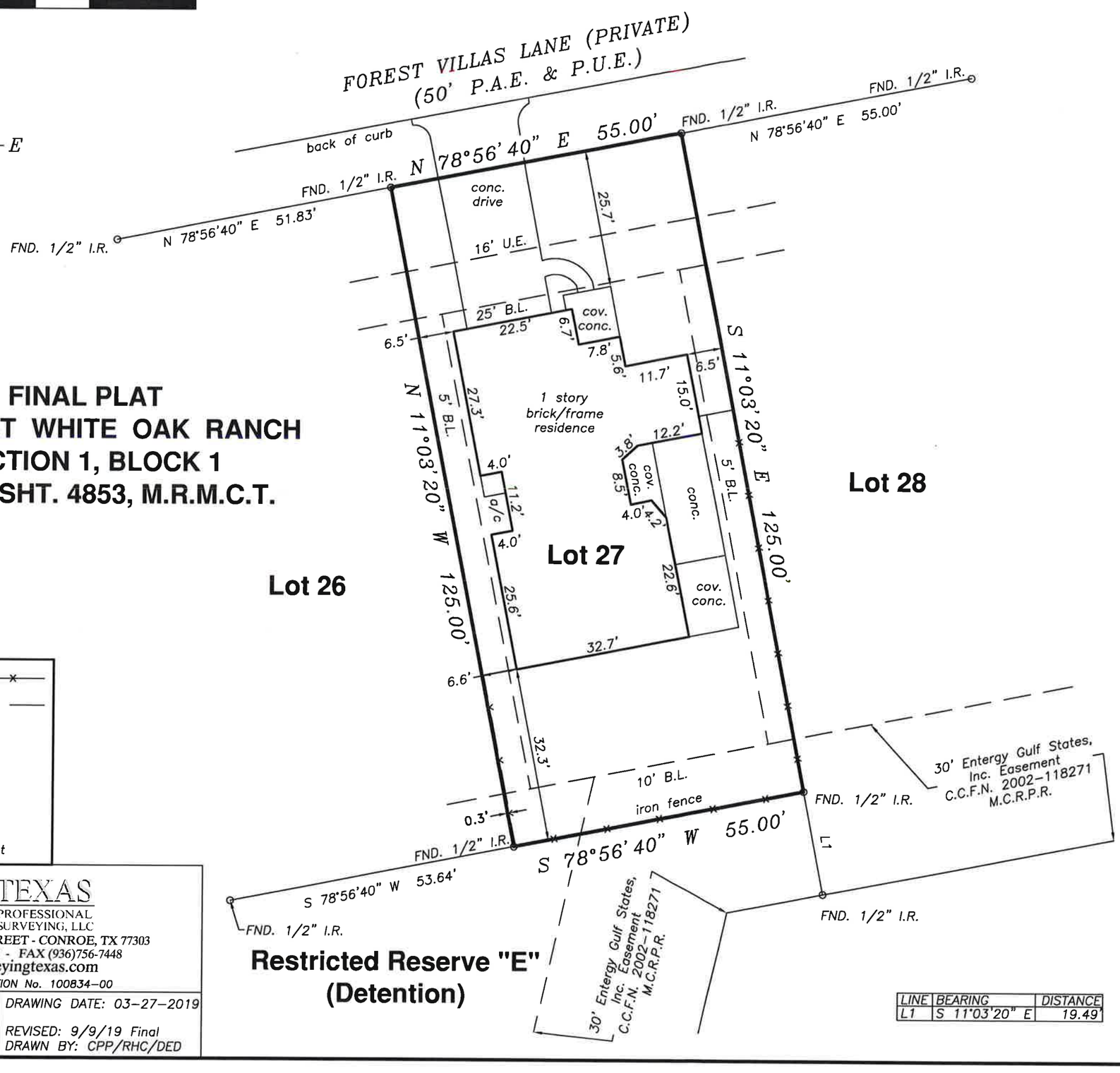
0′ 20′ 40′ 60′

N W E S

FINAL PLAT
VILLAS AT WHITE OAK RANCH
SECTION 1, BLOCK 1
CAB. Z, SHT. 4853, M.R.M.C.T.



LINE	BEARING	DISTANCE
L1	S 11°03'20" E	19.49'

LEGEND

fence line

o/h util. line(s)

wm = water meter
mh = manhole
cbl. = cable tv box
tel. = telephone box
elec. = electric box
pp = power pole
eoa = edge of asphalt
rec. = record call
B.L. = building line
U.E. = utility easement
D.E. = drainage easement

TEXAS PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

PROJECT NO.	Key Map	DRAWING DATE: 03-27-2019
W260-35	156B	REVISED: 9/9/19 Final DRAWN BY: CPP/RHC/DED

FINAL
SURVEY
FOR: LINDA PLUMMER
12215 FOREST VILLAS LANE
CONROE, TEXAS 77304

Lot 27, Block 1, of the Final Plat of Villas at White Oak Ranch, Section 1, as recorded in Cabinet Z, Sheets 4853, of the Map Records of Montgomery County, Texas.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
Old Republic National Title Insurance Company
G.F. No. 75511-GAT84
Effective date: August 16, 2019

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:

1) *Those per Item 10(a) of Schedule B of said Title Commitment.*
2) *Entergy Gulf States, Inc. R.O.W. Easement being a portion of the 30' easement along rear property line per C.F. No. 2002-018271, O.P.R.M.C.T.*

-Survey valid only when print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional or subsequent owners.

-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded documents.

GENERAL NOTES:
1) All 1/2" I.R.'s shown hereon are capped (TPS 100834-00)

Bearings shown hereon are based on GPS observations and are referenced to the NAD (North American Datum) 1983, Texas State Plane Coordinate System, Central Zone (4203).

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0360 G, effective 08/18/14.
Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 05/03/18 TC
Date of Form: 04/30/18 VL
Date of Final: 9/8/19 JS

STATE OF TEXAS REGISTERED CAREY A. JOHNSON 6524 PROFESSIONAL LAND SURVEYOR

Carey A. Johnson
Registered Professional Land Surveyor No. 6524