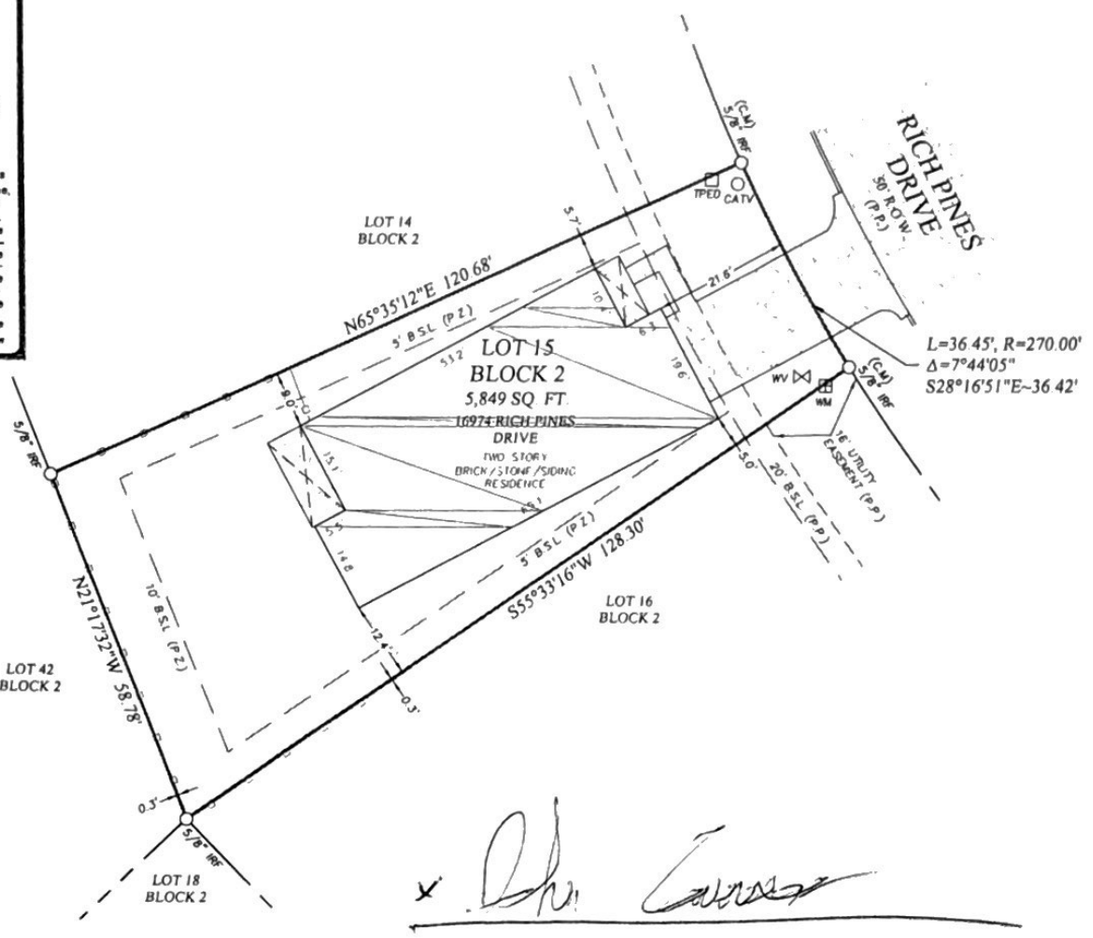
LAND TITLE SURVEY

LEGEND

- A a/c unit
- CATV cable tv
- EM electric meter
- FDC fire dept. connection
- FH fire hydrant
- GV gas valve
- BOL bollard
- GI grate inlet
- GM gas meter
- LP light pole
- sign
- S sanitary sewer manhole
- D storm water manhole
- T telephone manhole
- TFL tank fill lid
- TPED telephone pedestal
- traffic signal pole
- T transformer
- CO utility clean out
- UC utility cabinet
- UV utility vault
- utility markings
- UP utility pole
- utility sign
- water shutoff
- WV water valve
- W water manhole
- WM water meter
- IRF iron rod found
- IRS 1/2" iron rod with cap stamped "STRAND" set
- (C.M.) controlling monument
- (B.S.L.) building setback line
- (P.Z.) per zoning requirements
- G.E.T.T.V.E. gas, electric, telephone, & cable TV easement
- boundary line
- adjoiner line
- easement line
- fence
- concrete
- drainage arrow



SURVEYOR'S NOTES:

1.) BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH NO COMBINED SCALE FACTOR.

2.) ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) (US FOOT).

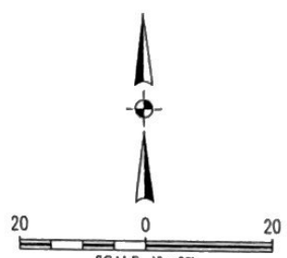
3.) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION.

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO.48339C0575G, DATED AUGUST 18, 2014, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR MONTGOMERY COUNTY, TEXAS, A PORTION OF/THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "AE" AND IS SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CERTIFICATION:

I, CRAIG D BARTOSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY DIRECT SUPERVISION. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THEREFORE, EASEMENTS, AGREEMENTS, OR OTHER DOCUMENTS, EITHER RECORDED, OR UNRECORDED MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY. USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.



STRAND 2022703

TS1

DATE 12/08/20
SCALE 1"=20'
DRN E.P.

BUILDER	Express Homes Houston (North)
SUBD.	Granger Pines Section 1
LOT	15 BLOCK 2
ADDRESS	16974 Rich Pines Drive
CITY	Montgomery County, Texas
PLAN	X30J B L VERSION 2

LEGAL DESCRIPTION:

LOT 15, BLOCK 2, GRANGER PINES SECTION 1, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 6291, PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

STATE OF TEXAS REGISTERED Craig D. Bartosh 6459 PROFESSIONAL LAND SURVEYOR

10003 Technology Blvd. West
Dallas, TX. 75220
972.490.8094
TBPELS FIRM NO. 10194076

STRAND

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