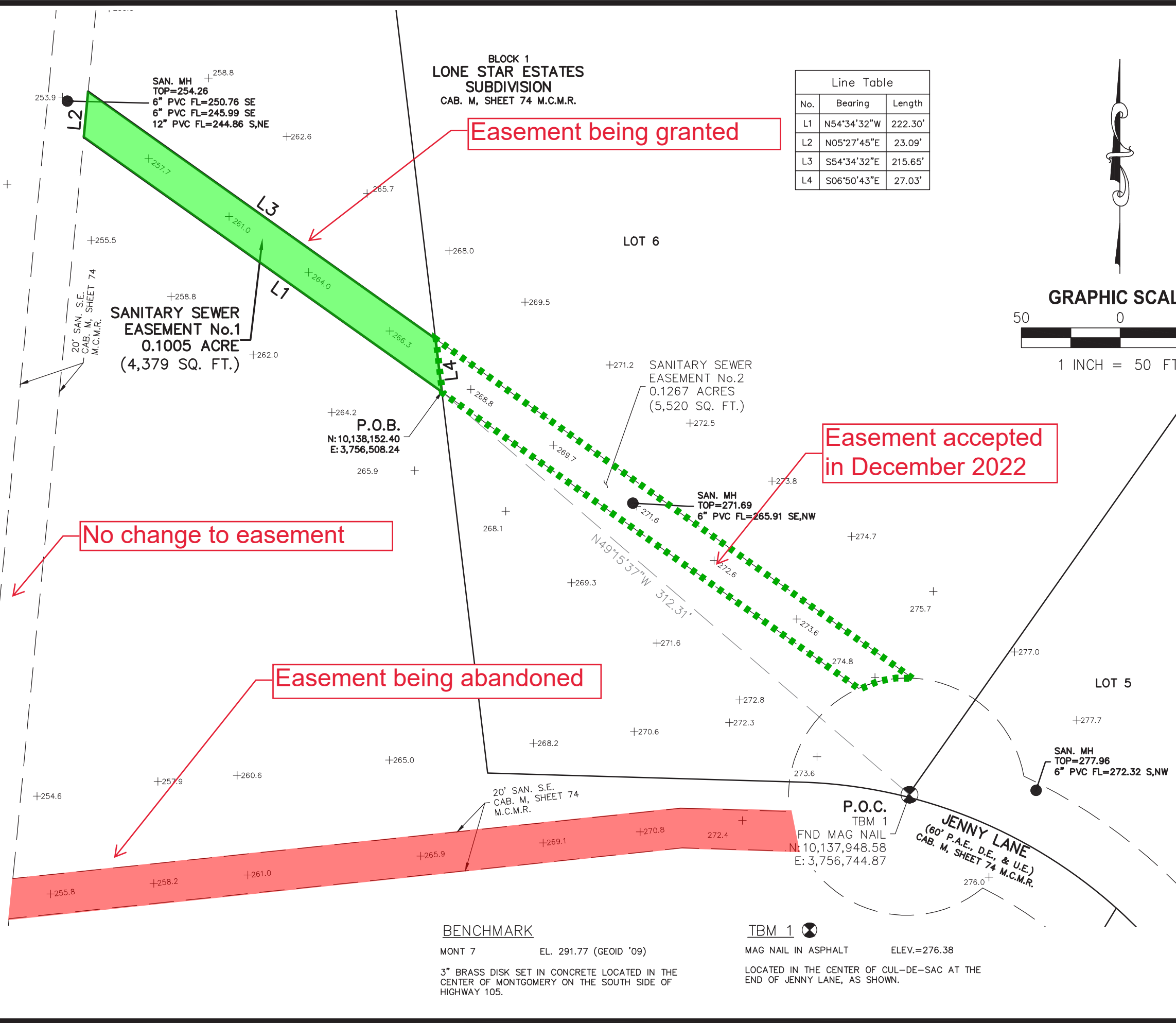


X:\2021\21-2292\Working\Plats and Field Notes\Plats\21-2292 SSWR EASEMENT No.1.dwg



ABBREVIATIONS

A	ABSTRACT
CAB.	CABINET
(CM)	CONTROLLING MONUMENT
D.E.	DRAINAGE EASEMENT
FND	FOUND
IR	IRON ROD
M.C.M.R.	MONTGOMERY COUNTY MAP RECORDS
P.A.E.	PRIVATE ACCESS EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
SAN. S.E.	SANITARY SEWER EASEMENT
SAN. MH	SANITARY SEWER MANHOLE
U.E.	UTILITY EASEMENT

General Notes

1. This survey was performed without the 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 Landpoint, LLC.
2. Flood Statement: This tract lies in Zone "X" (unshaded), areas determined to be outside the 0.2% annual chance floodplain according to the National Flood Insurance Program FIRM Community Panel Number 48339C0200G, effective date August 18, 2014. **Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the reference map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
3. Basis of Bearings is Texas State Plane Grid Coordinates, Central Zone (4203), North American Vertical Datum 1988 (NAVD88)
4. A separate metes and bounds description was made in conjunction with this exhibit.



Hal Moyer
Harold L. Moyer
Registered Professional Land Surveyor
Texas Registration No. 5656
Date: October 5, 2022

EXHIBIT OF
0.1005 ACRE (4,379 SQ. FT.)
SANITARY SEWER EASEMENT No.1
SITUATED IN
LONE STAR ESTATES SUBDIVISION
BENJAMIN RIGBY SURVEY, A-31
MONTGOMERY COUNTY, TEXAS

LANDPOINT

525 SAWDUST ROAD, STE. 200
THE WOODLANDS, TX 77380
(281)465-8730
www.landpoint.net
TBPELS REG. NO. 10194172

FIELD BOOK:	JOB NO. 21-2292
DRAWN BY: AHJ	SCALE: 1"=50'
CHECKED BY: HLM	DATE: 10/05/2022
APPROVED BY: HLM	SHEET 1 OF 1