NOTES:
1) The title information shown hereon is based on STEWART TITLE GUARANTY COMPANY Title Commitment GF# 14-4216 issued by EASTEX TITLE COMPANY, INC. on October 23, 2014.
2) Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor. There may exist other documents of records that would effect this parcel.
3) The bearing datum shown hereon is based on the called bearings on the plat of record.
4) The centerline of the Fifteen (15) foot wide water line easement granted to San Jacinto Water Supply Corporation in S.J.C.C.F.# 2008-005409 of the O.P.R.S.J.C. is located Five (5) feet off street rights-of-way, and DOES encumber tract shown hereon. The easement lies entirely within Twelve and one-half (12.5) foot wide utility easement shown on plat of record.
5) RESTRICTIVE COVENANTS recorded in S.J.C.C.F. # 2010-000896 and amended in S.J.C.C.F. #'s 2010-001568, 11-743, 2011-004370, 2013-000184, and 2013-007247, all in the Official Public Records of San Jacinto County.
6) Per Restrictive Covenants Primary residence building lines are Seventy Five (75) foot from front property line and Fifty (50) foot from side property line. Secondary residences and out buildings cannot be closer to property lines than primary residence. Detached garages or carports building lines are Ninety (90) foot from front property line and Fifty (50) feet from side property lines.
7) Per Restrictive Covenants no natural drain can be blocked and an easement Fifteen (15) feet on either side of a natural drain is created.
8) The symbol "⊕" indicates Found 5/8 inch Iron Rod unless otherwise noted.

TRACT THIRTEEN
10.2617 Acres

TRACT FOURTEEN
11.1945 Acres

TRACT FIFTEEN
11.1945 Acres

TRACT ONE
10.0461 Acres

TRACT TWO
10.0461 Acres

18.3582 Acres

COUNTRY RIDGE ESTATES

PINE DRIVE

HOLLY WOOD FOREST 1

HOLLY WOOD FOREST 2

N 40°48'29"E 1104.86'

N 40°48'29"E 1109.05'

440.54'

S 49°44'08"E 438.39'

613.29'

1302.29'

1113.21'

S 40°45'28"W 1113.21'

499.92'

N 49°11'00"W 821.96'

S 40°48'29"W 796.98'

440.52'

500.73'

N 49°11'31"W 439.35'

950.91'
S 40°48'29"W

417.88'

265.5'

131'

125' U. E.

75' Building Line

50' Building Line

60'

16' Gravel Drive

Barbed Wire Fence

Fnd Conc. Monument

Septic

One Story Brick

Called SHECO
15.00 Acres
Volume 67 Page 344
O.P.R.S.J.C.
(SJCCF# 1988-001001)

TRACT FIFTEEN
439.35'
1113.21'
499.92'
S 40°45'28"W 30.00'
S 49°11'31"E 18.97'
S 39°29'56"W 30.00'
SHECO
TRACT ONE
1087.29'
HOLLY WOOD FOREST
PINE DRIVE
Detail "A"
Scale: 1 Inch = 100 Feet

N

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES, EASTEX TITLE COMPANY AND STEWART TITLE GUARANTY COMPANY

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was correct at the time of the survey, and that there are no visible and/or apparent discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, easements, rights-of-ways or utility easements, except as shown hereon and that said property has access to and from a dedicated roadway.

Dated this the 13th day of November, 2014.

STATE OF TEXAS
REGISTERED
KENNETH E. SAVOY
5730
PROFESSIONAL
LAND SURVEYOR

KENNETH E. SAVOY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5730

MAP OF SURVEY OF

11.1945 ACRES OF LAND, BEING ALL OF TRACT FIFTEEN OF COUNTRY RIDGE ESTATES, THE PLAT OF WHICH IS RECORDED IN SAN JACINTO COUNTY CLERK FILE NO. 11-743 PAGE 3212 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, IN SAN JACINTO COUNTY, TEXAS.

SCALE: 1 INCH = 100 FEET

WASHBURN & COMPANY
P.O. Box 460
Cleveland, Texas 77328
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800-689-0103
REVISED 10/8/2018 To Show Final As-Built.

NOVEMBER 13, 2014
Book: 336
Page: 043
File: COUNTRY15
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