



PORTER SPECIAL UTILITY DISTRICT
C.F. NO. 9607377
O.P.R.M.C.

WHITT ANDERSON
SURVEY
ABSTRACT 53

PENCE INVESTMENTS LTD
C.F. NO. 2016098744
O.P.R.M.C.

JOHN R. COPELAND
SURVEY
ABSTRACT 737

TRACT 1
GILMAN FRANKLIN ROGERS
C.F. NO. 8132360
O.P.R.M.C.
3.3814 ACRES
(147,296 SQ.FT.)
(VACANT)

LEVI JAMES
SURVEY
ABSTRACT 292

TRACT 2
GILMAN FRANKLIN ROGERS
C.F. NO. 8132360
O.P.R.M.C.
0.4014 ACRES
(17,484 SQ.FT.)
(VACANT)

CC SCOA III LP
C.F. NO. 9521239
O.P.R.M.C.

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY RECHECKED SUBJECT PROPERTY.
 3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO OTHER OWNERS.
 4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 5. THERE ARE NO NATURAL OR MAN-MADE COURSES ON SUBJECT PROPERTY.
 6. EASEMENT TO GULF STATES UTILITIES AS RECORDED IN VOL. 402, PG. 150 & VOL. 858, PG. 173 O.P.R.M.C.
 7. EASEMENT TO PORTER WATER SUPPLY AS RECORDED UNDER C.F. NO. 9607377 O.P.R.M.C.
 8. THE RIGHT TO CONTROL, RESTRICT OR LIMIT ACCESS PROPERTY TO F.M. 1314 AS RECORDED UNDER C.F. NO. 2006025488 O.P.R.M.C.

LEGEND

	OVERHEAD UTILITY LINES
	POWER POLE

TITLE COMPANY:	
G.F. # 23-721920-KW	ISSUE DATE 02-26-23
281-812-9599	

LEGAL DESCRIPTION: TRACT 1: A TRACT OF LAND CONTAINING 3.3814 ACRES (147,296 SQUARE FEET) SITUATED IN THE JOHN R. COPELAND SURVEY, ABSTRACT 737, THE WATT ANDERSON SURVEY, ABSTRACT 53 AND THE LEVI JAMES SURVEY, ABSTRACT 292, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

TRACT 2: A TRACT OF LAND CONTAINING 0.4014 ACRES (17,484 SQUARE FEET) SITUATED IN THE JOHN R. COPELAND SURVEY, ABSTRACT 737, THE WATT ANDERSON SURVEY, ABSTRACT 53 AND THE LEVI JAMES SURVEY, ABSTRACT 292, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

SURVEYOR'S CERTIFICATE:		CLIENT: RIVERSHIRE INVESTMENTS LLC	
I, RYAN HESSELL, IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A REGULAR SURVEY CONDUCTED UNDER MY SUPERVISION ON THE DATE SHOWN HEREON AND THE SURVEY COMPLETES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCUMBRANCES OR PROVISIONS EXCEPT AS SHOWN.		ADDRESS: 20570 F.M. 1314	
		www.survey1inc.com	
		survey1@survey1inc.com	
		FIELD CREW: CD	TECH: SF
		DRAFTER: JS	FINAL CHECK: EF
		DATE: 02-10-23	
		JOB# 2-120605-23	