

TITLE COMPANY:



832-957-0240

G.F. #:

C2450339TW

ISSUE DATE:

OCTOBER 21, 2024

LAND TITLE SURVEY

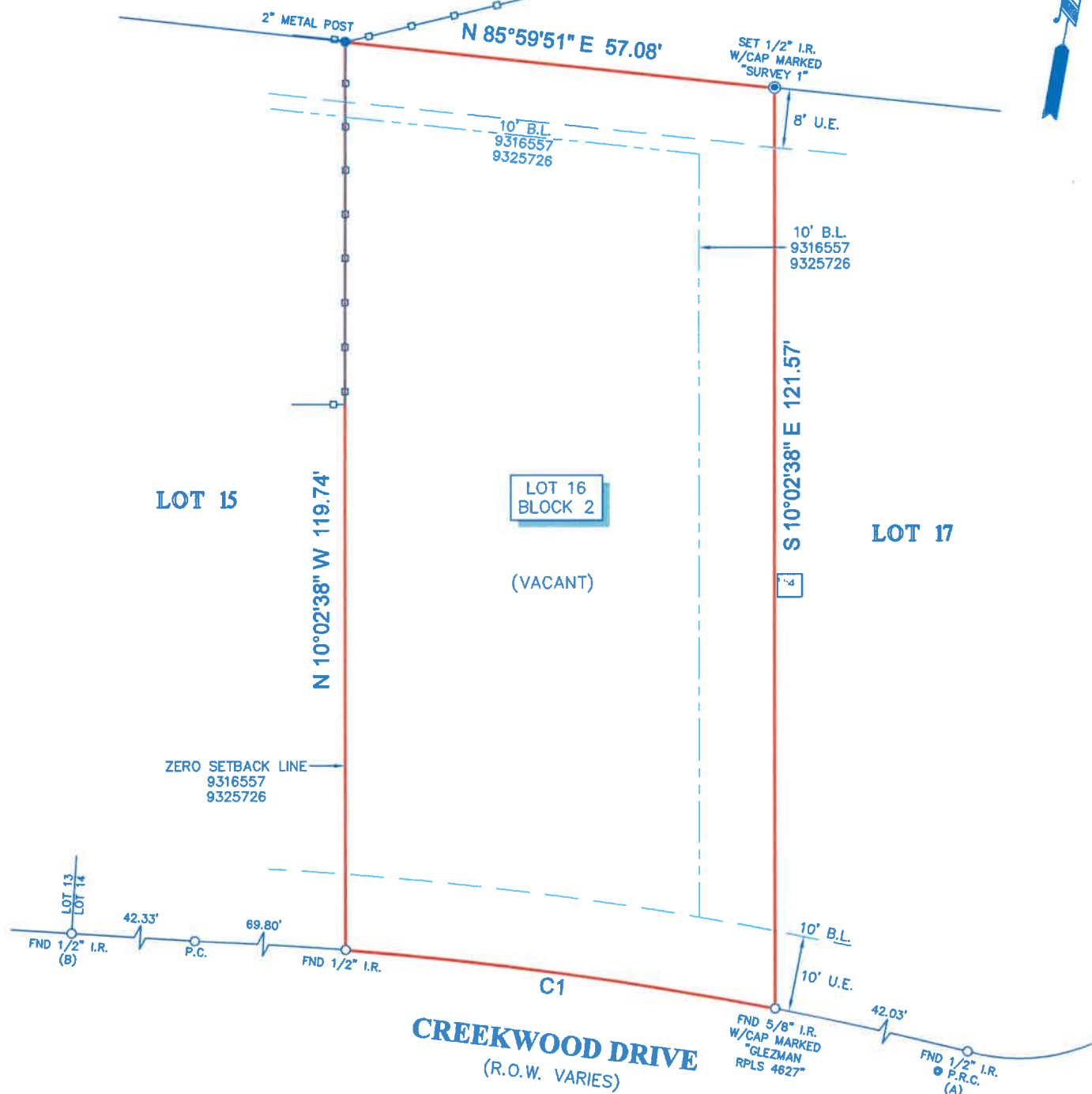


CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	500.00'	57.33'	06°34'12"	S 87°49'05" W	57.30'



SCALE 1"=20'

BENTWATER SECTION 39
CABINET H, SHEETS 3 & 4
M.R.M.C.



NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON OCTOBER 21, 2024, UNDER G.F. NO. C2450339TW.
- EASEMENT AGREEMENT RECORDED UNDER C.F. NO.(S) 2009-090643, 2013090459, 2019106770 & 2023121517 O.P.R.M.C. (GENERAL IN NATURE/NOT LOCATABLE BY DOCUMENT)
- EASEMENT RECORDED UNDER C.F. NO. 2017060379 O.P.R.M.C. (DOES NOT APPLY TO SUBJECT PROPERTY)

LEGEND

	B.L. = BUILDING LINE		FENCE
	U.E. = UTILITY EASEMENT		METAL
	CONCRETE		

LEGAL DESCRIPTION: LOT 16, BLOCK 2, BENTWATER, SECTION THIRTY EIGHT, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF ("PLAT"), RECORDED IN CABINET G, SHEETS 92A THROUGH 93A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON OCTOBER 23, 2024 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

[Signature]
RICHARD FUSSELL
R.L.S. # 4148

CLIENT:

TBD

ADDRESS:

83 CREEKWOOD DRIVE

www.survey1inc.com
survey1@survey1inc.com



FIELD CREW:

TR

DRAFTER:

MC(V)

DATE:

OCT. 28, 2024

JOB#

10-142805-24

TECH:

ARH

FINAL CHECK:

EF

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382