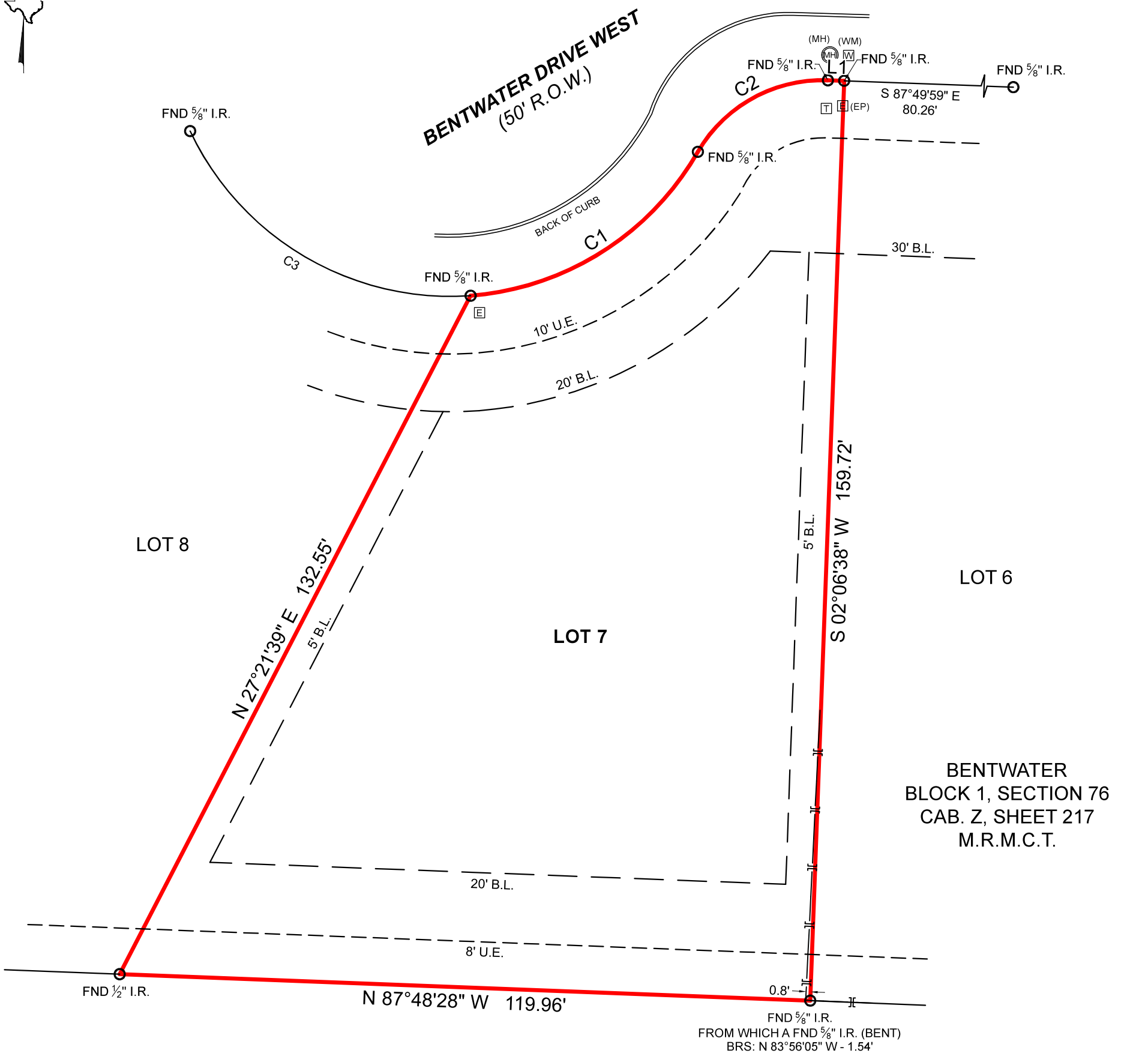


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	48.57'	46.68'	N 57°40'08" E	55°39'22"
C2	25.00'	27.06'	25.76'	N 61°11'32" E	62°00'56"
C3	50.00'	59.97'	56.44'	N 59°36'17" W	68°43'31"

LINE	BEARING	DISTANCE
L1	S 88°20'12" E	2.83'

SYMBOL LEGEND

- IRON FENCE
- ELECTRIC PEDESTAL (EP)
- FOUND SURVEY MONUMENT
- MANHOLE (MH)
- TELEPHONE PEDESTAL
- WATER METER (WM)



LOT 8

LOT 7

LOT 6

BENTWATER
BLOCK 1, SECTION 76
CAB. Z, SHEET 217
M.R.M.C.T.

UNRESTRICTED
RESERVE "A"

BOUNDARY SURVEY

GENERAL NOTES:

- 1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.
- 2) 5' SIDE AND 20' REAR BUILDING LINES SHOWN HEREON ARE AS SET OUT IN RESTRICTIONS PER C.F. NO. 2006020057, O.P.R.M.C.T.

PROJECT	36652
FIELD DATE	04-02-2024
DRAWN BY	CSP
CHECKED BY	KH
FIELD CREW	DK
REV 1	---
REV 2	---
REV 3	---
REV 4	---

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48339C0200G, HAVING AN EFFECTIVE DATE OF 08/18/2014.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

PURCHASER.....TY BEGGS
 ADDRESS.....3164 BENTWATER DRIVE WEST, MONTGOMERY, TX, 77356
 SURVEY.....OWEN SHANNON, A - 36
 SUBJECT.....LOT 7, BLOCK 1
 SUBDIVISION.....BENTWATER, SECTION 76
 RECORDING.....CABINET Z, SHEET 217, MAP RECORDS
 COUNTY.....MONTGOMERY

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

