

**LEGEND**

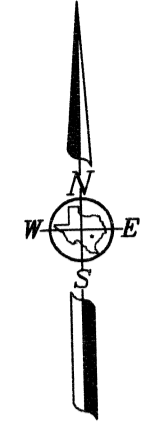
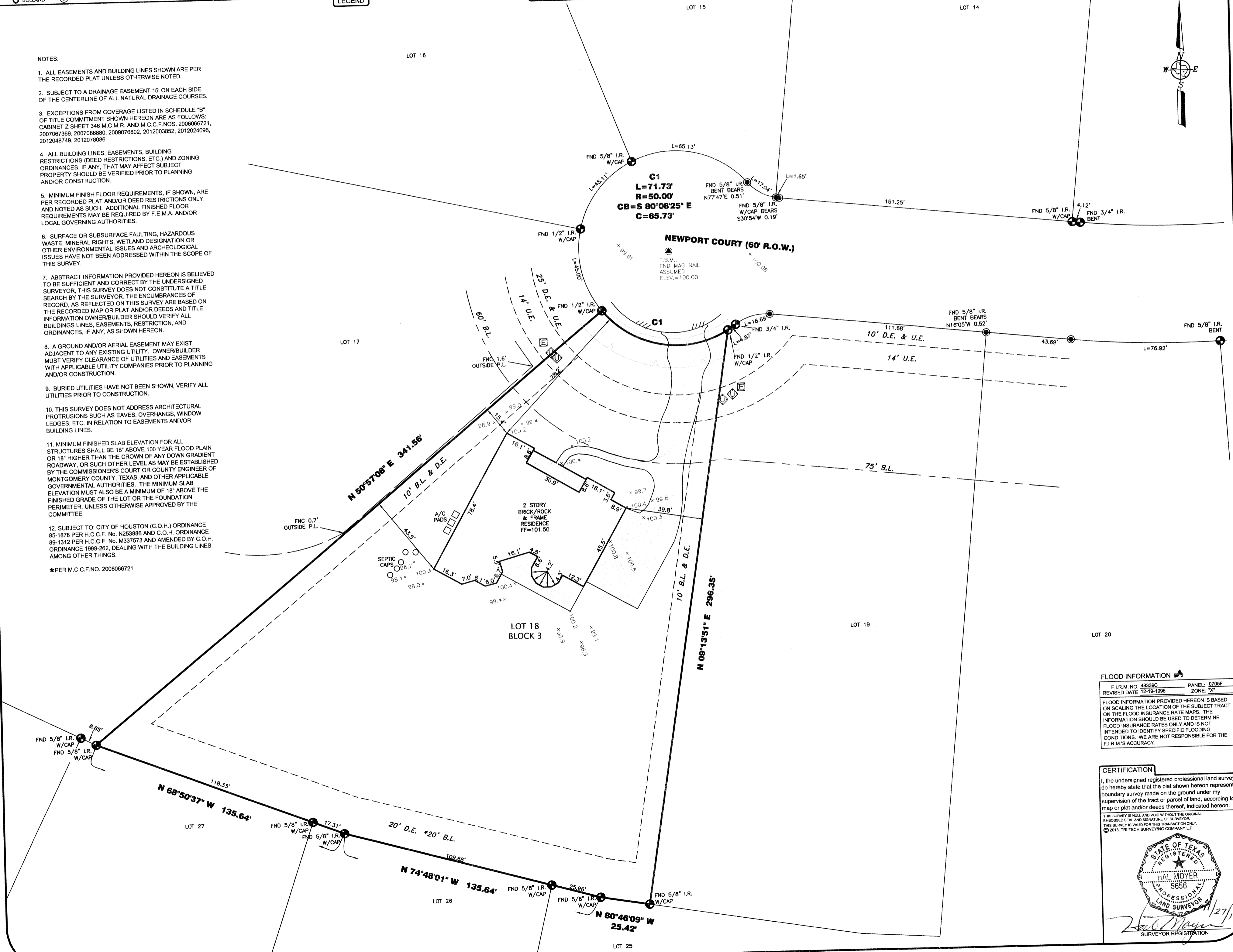
	GRATE INLET		IRON FENCE		POWER POLE		CONCRETE		CONTROLLING MONUMENT (03-07-13)
	SIGN		WOOD FENCE		GUY ANCHOR		COVERED		CHAIN LINK FENCE
	MANHOLE		WATER VALVE		WATER METER		CALL		FIRE HYDRANT
	BOLLARD		CLEAN OUT		ELECTRIC BOX		UTILITIES		

**COMMON ABBREVIATIONS**

OHU = OVERHEAD UTILITIES	BL = BUILDING LINE	FND = FOUND
UE = UTILITY EASEMENT	PL = BOUNDARY LINE	I.R. = IRON ROD
AE = AERIAL EASEMENT	PH = POWER POLE	I.P. = IRON PIPE
DE = DRAINAGE EASEMENT	MH = MANHOLE	FND = FENCE
STM MH = STORM SEWER MANHOLE	SAN MH = SANITARY SEWER MANHOLE	R.C.P. = REINFORCED CONCRETE PIPE
		P.V.C. = POLYVINYL CHLORIDE PIPE

NO.	DATE	REASON	BY
1	07-15-13	FORM	M. COX

- NOTES:**
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
  - SUBJECT TO A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
  - EXCEPTIONS FROM COVERAGE LISTED IN SCHEDULE "B" OF TITLE COMMITMENT SHOWN HEREON ARE AS FOLLOWS: CABINET Z SHEET 346 M.C.R. AND M.C.C.F. NOS. 200606721, 2007067369, 2007068880, 2009076802, 2012003852, 2012024096, 2012048749, 2012078086
  - ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED PRIOR TO PLANNING AND/OR CONSTRUCTION.
  - MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.
  - SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
  - ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND/OR DEEDS AND TITLE INFORMATION OWNER/BUILDER SHOULD VERIFY ALL BUILDINGS LINES, EASEMENTS, RESTRICTION, AND ORDINANCES, IF ANY, AS SHOWN HEREON.
  - A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
  - BURIED UTILITIES HAVE NOT BEEN SHOWN, VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
  - THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.
  - MINIMUM FINISHED SLAB ELEVATION FOR ALL STRUCTURES SHALL BE 18" ABOVE 100 YEAR FLOOD PLAIN OR 18" HIGHER THAN THE CROWN OF ANY DOWN GRADIENT ROADWAY, OR SUCH OTHER LEVEL AS MAY BE ESTABLISHED BY THE COMMISSIONER'S COURT OR COUNTY ENGINEER OF MONTGOMERY COUNTY, TEXAS, AND OTHER APPLICABLE GOVERNMENTAL AUTHORITIES. THE MINIMUM SLAB ELEVATION MUST ALSO BE A MINIMUM OF 18" ABOVE THE FINISHED GRADE OF THE LOT OR THE FOUNDATION PERIMETER, UNLESS OTHERWISE APPROVED BY THE COMMITTEE.
  - SUBJECT TO: CITY OF HOUSTON (C.O.H.) ORDINANCE 85-1878 PER H.C.C.F. No. N253886 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. No. M337573 AND AMENDED BY C.O.H. ORDINANCE 1999-262, DEALING WITH THE BUILDING LINES AMONG OTHER THINGS.
- \*PER M.C.C.F. NO. 200606721



**DRAWING INFORMATION**

JOB NO. - 18BZ71-13  
 CALCULATED BY - M. COX  
 DRAWING DATE - 07-15-13  
 SCALE - 1" = 30'  
 BEARING BASE - REFERRED TO PLAT NORTH  
 FIELD CREW - S. WATKINS, J. BARNHILL, J. BARNHILL  
 PEN TABLE - TRI-TECH, CTCB  
 DATE - 03-07-13  
 COGO VER. - ADIESK, LOD 2009

**BOUNDARY SURVEY**

PROPERTY INFORMATION  
 LOT - 18  
 BLOCK - 3  
 SUBDIVISION - BENT BEARS LANDING ESTATES SEC. 4  
 RECORDING - CAB. Z SHEET 346 MAP RECORDS  
 MONTGOMERY COUNTY, TEXAS  
 BORROWER - PAUL SOMMERFIELD & ASSOCIATES, L.P.  
 TITLE COMPANY - STARTECH TITLE  
 OF NO. - 21372725  
 GF EFFECTIVE DATE - 03-07-13  
 SURVEYED FOR - PARTNERS BUILDING

**5006 NEWPORT COURT**

SPRING, MONTGOMERY COUNTY, TEXAS 77386

**FLOOD INFORMATION**

F.I.R.M. NO. 48339C PANEL: 0705F  
 REVISED DATE 12-19-1996 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

**CERTIFICATION**

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat and/or deeds thereof, indicated hereon.

THIS SURVEY IS NULL AND VOID WITHOUT THE ORIGINAL EMBOSSED SEAL AND SIGNATURE OF SURVEYOR.  
 THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.  
 © 2013, TRI-TECH SURVEYING COMPANY, L.P.



**TRI-TECH SURVEYING COMPANY, L.P.**

WWW.SURVEYINGCOMPANY.COM  
 10401 Westoffice Drive Phone: (713) 667-0800  
 Houston, Texas 77042 Fax: (713) 667-5848  
 FIRM Registration No. 10115900