

TITLE COMPANY:

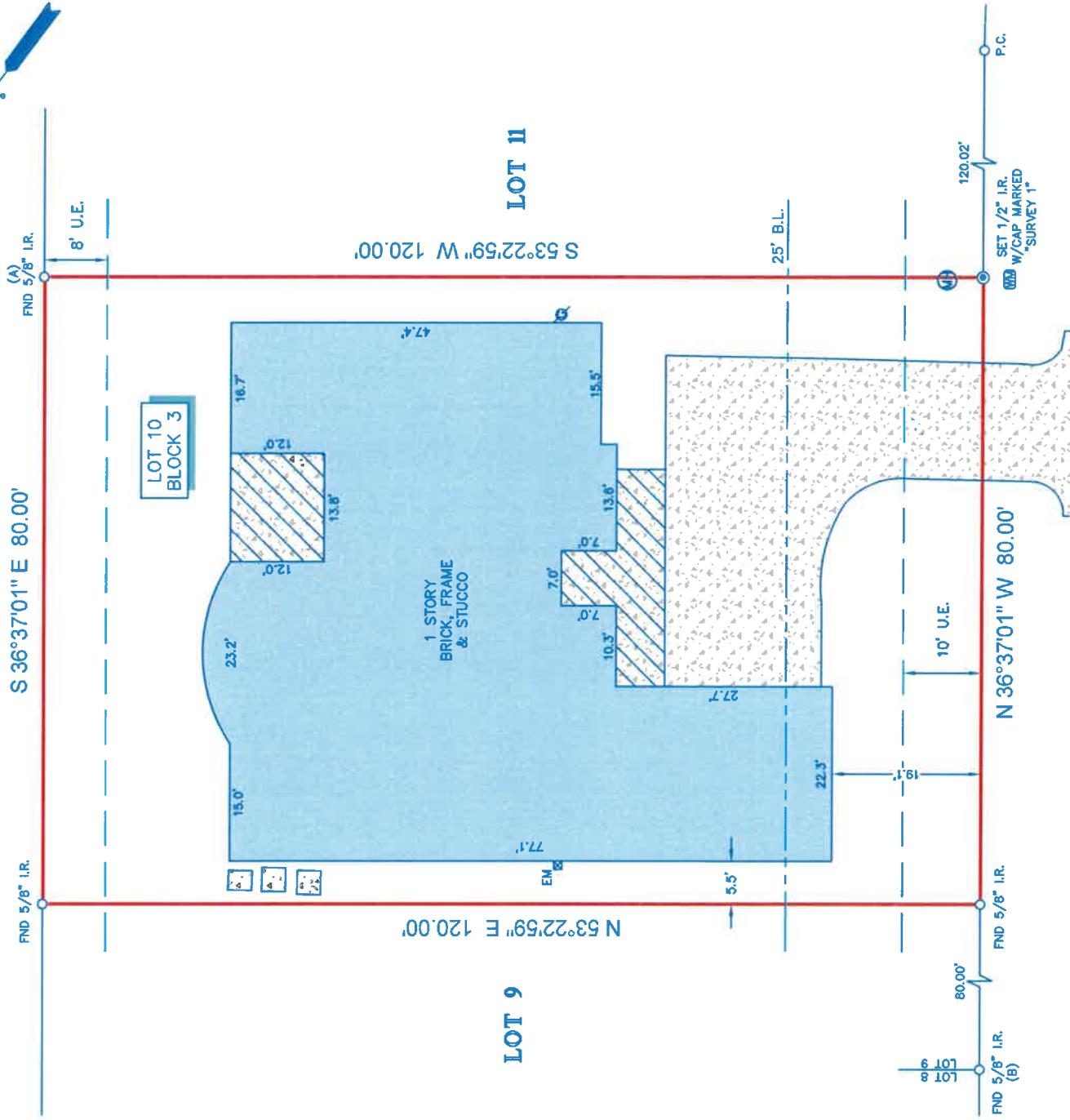


G.F. #: KTGN0-25-2729 | ISSUE DATE: JANUARY 06, 2026  
**LAND TITLE SURVEY**



SCALE 1"=20'

**RESERVE A**



**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 JANUARY 06, 2026 UNDER G.F. NO. KTGN0-25-2729.
- PUBLIC UTILITY EASEMENT AS RECORDED IN C.F. NO. 2019106770 O.P.R.H.C.
- TERMS, CONDITIONS, AND STIPULATIONS AS RECORDED IN C.F. NO. 2019106770 & 2023121517 O.P.R.H.C.

**LEGAL DESCRIPTION:** LOT 10, IN BLOCK 3, BENTWATER, SECTION NINETEEN, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET F, SLIDES 115-B THROUGH 116-B, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.



SURVEYOR'S CERTIFICATE:  
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A SURVEY AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY A, CONDITION III SURVEY; AND THAT THERE ARE NO ENCUMBRANCES OR PROTRUSIONS EXCEPT AS SHOWN.

*Richard Fussell*  
RICHARD FUSSELL  
RPLS 4148

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FIELD CREW:	TECH:
JO	EF
DRAFTER:	FINAL CHECK:
JC	EF
DATE:	JOB#
01-20-2026	1-161151-26

REVISED (DATE): 1-22-2026