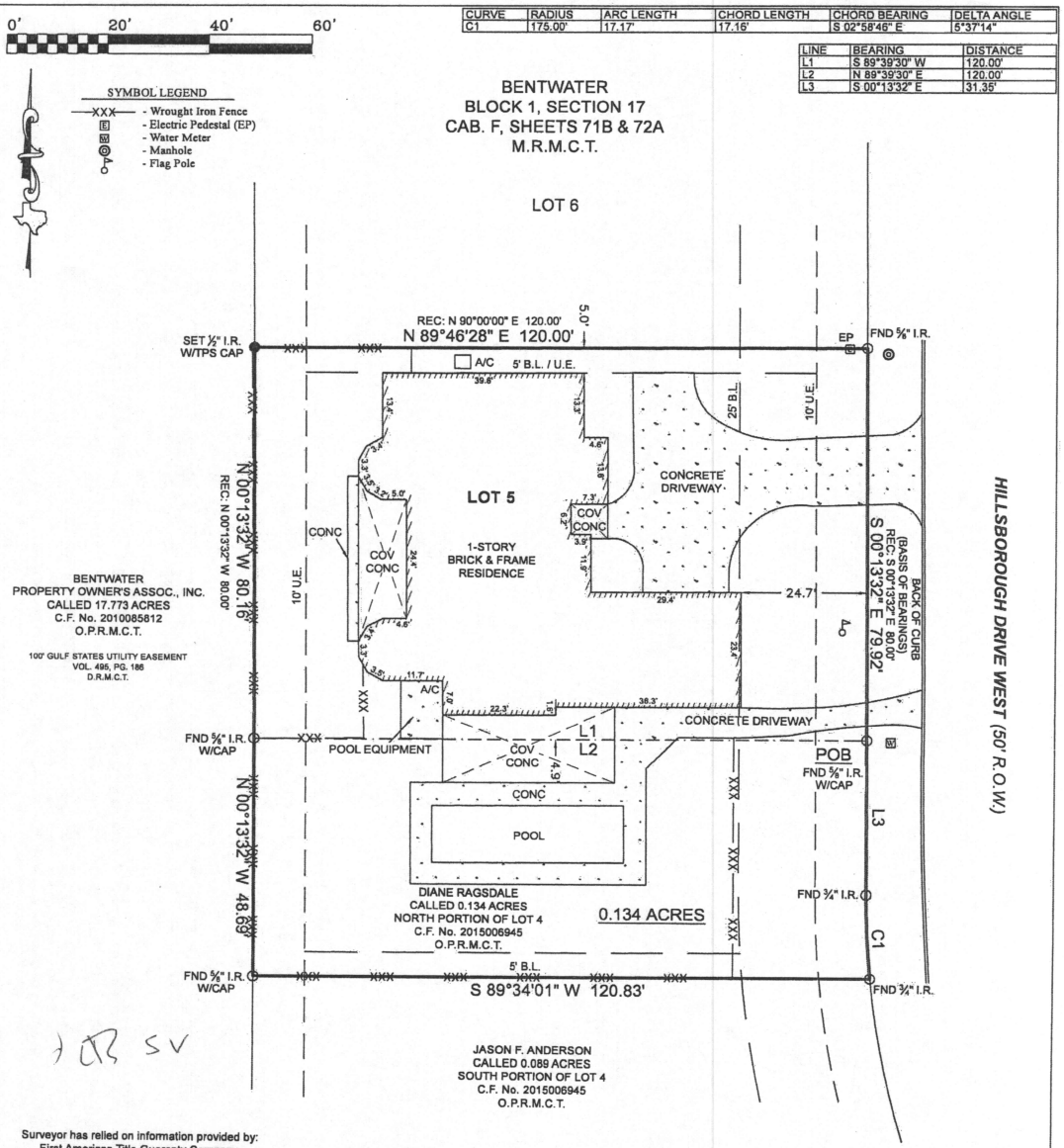

Surveyor has relied on information provided by:
First American Title Guaranty Company
G.F. No. 2631567-HO43
Effective date: April 30, 2021

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

1. Those as per Item 10(a), Schedule B, of said Title Commitment.
2. Easement Agreement per C.F. No. 2008082625 and rerecorded in C.F. No. 2009090643 as affected in C.F. No. 2013090459, O.P.R.M.C.T. (Does affect)

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0225G having an effective date 8/18/2014.

Job No.: F127-1129
Scale: 1"=20'
Date: 05/26/2021
Drawn By: SC
Field Crew: VL
Revised:

Purchaser Chelsea Brock and Samantha Vaughan
Address 118 West Hillsborough Drive, Montgomery, TX, 77356
Lot 5 & Part of Lot 4, Block 1, Section 17
Survey James J. Foster, A 203
Area 0.134 Acres
Subdivision Bentwater
Cabinet F, Sheets 71B & 72A, Map Records Montgomery County, Texas

TEXAS PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

Basis of Bearings Based on recorded deed of subject property.

BOUNDARY & IMPROVEMENT SURVEY

BEING a 0.134 acre tract of land situated in the James J. Foster Survey, Abstract Number 203, Montgomery County, Texas, being that same 0.134 acres described as the north portion of Lot 4, Block 1, Section 17, Bentwater Subdivision, as shown on the map or plat thereof, recorded in Cabinet F, on Sheet 71B and 72A of the Map Record of Montgomery County, Texas, in instrument to Diane Ragsdale, recorded under Clerk's File Number 2015006945 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.134 acre tract being more particularly described by attached meets and bounds descriptions.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

STATE OF TEXAS REGISTERED MICHAEL S. PARTRIDGE 6125 PROFESSIONAL LAND SURVEYOR

Michael S. Partridge
Registered Professional Land Surveyor No. 6125