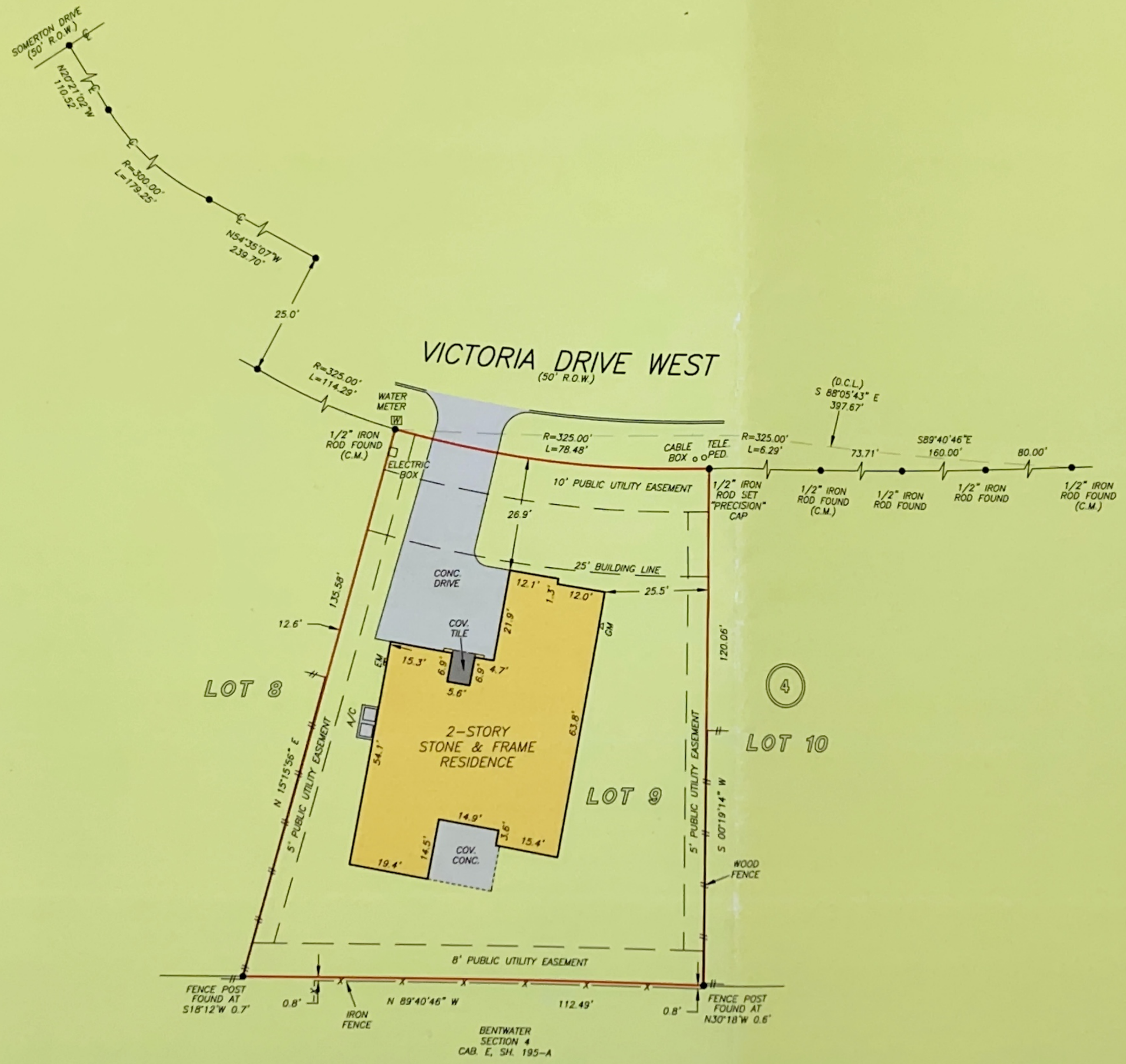

SCALE: 1" = 30'

GF NO. 21-1532-SA SOUTHERN TITLE
ADDRESS: 71 VICTORIA DRIVE WEST
MONTGOMERY, TEXAS 77356
BORROWER: JULIUS JOSEPH GUAY, IV AND
KRISTIN KEYL GUAY

LOT 9, BLOCK 4
BENTWATER, SECTION 2

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET F, SHEET 35A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

NOTE: PUBLIC UTILITY EASEMENT AS PER C.F. NO. 2019106770.

NOTE: UTILITY EASEMENT AS PER C.F. NO. 2020064148.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48339C 0225 G MAP REVISION: 08/18/2018 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY.

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: CAB. F, SH. 35A, M.C.M.R.

DRAWN BY: PR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVIAK
PROFESSIONAL LAND SURVEYOR
NO. 5971
JOB NO. 2021-01716
MARCH 18, 2021

STATE OF TEXAS
REGISTERED
JAMES P. WALKOVIAK
5971
PROFESSIONAL
LAND SURVEYOR

SOUTHERN TITLE
SAMANTHA ARMSTRONG
832-694-2159

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FIRM NO. 10063700