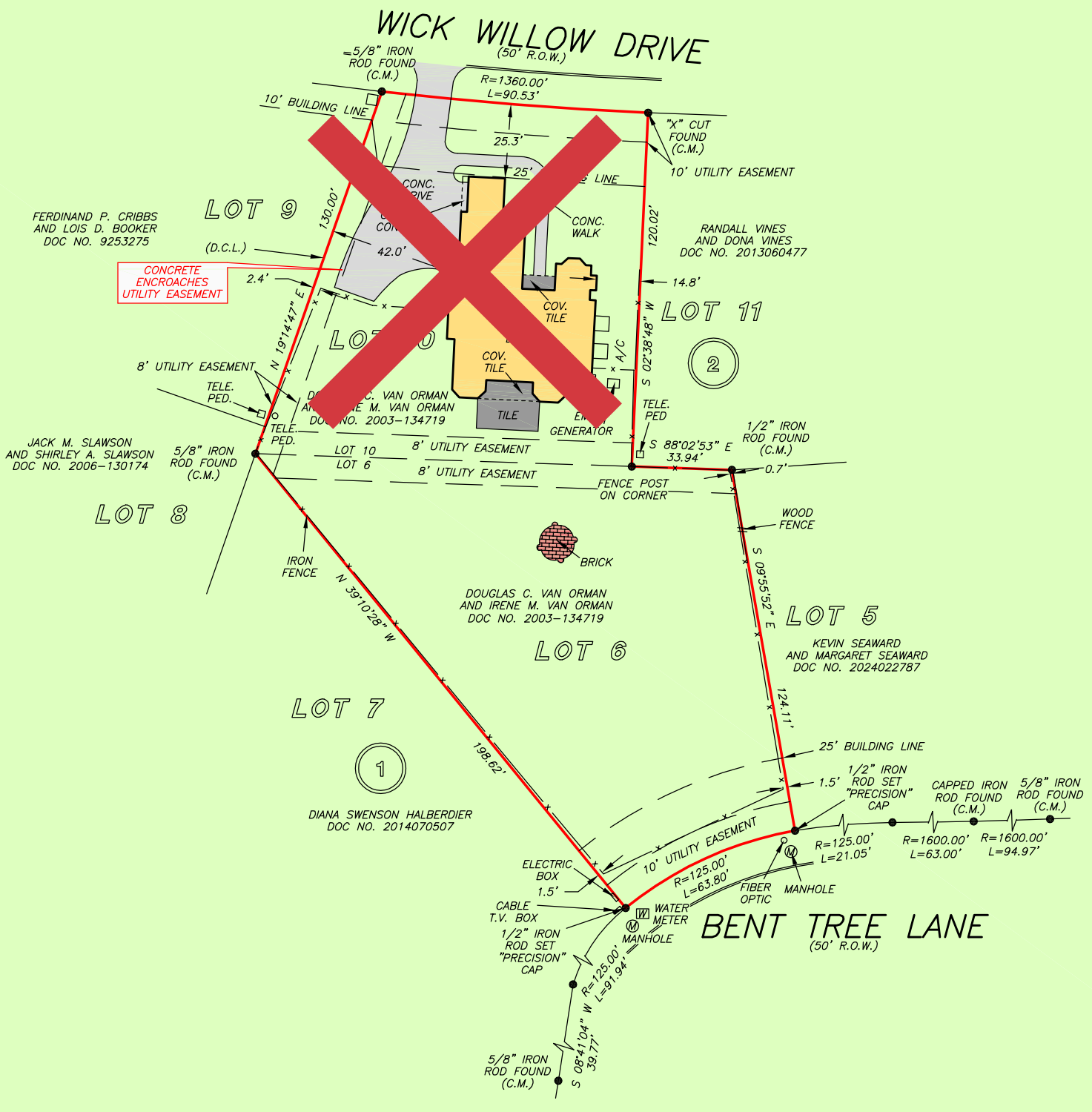
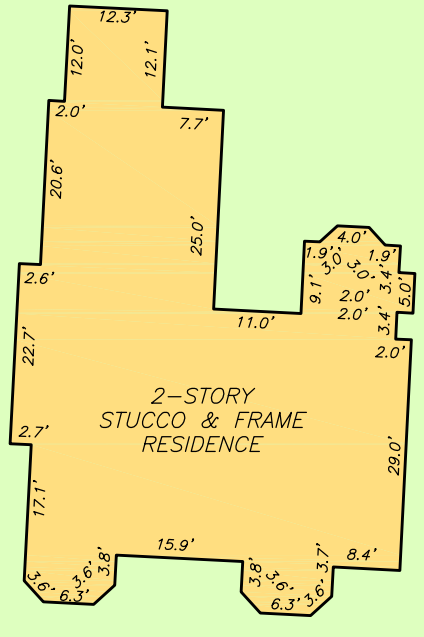


SCALE: 1" = 50'

DETAIL
SCALE: 1" = 50'



GF NO. 2929292-HO43 FIRST AMERICAN TITLE
ADDRESS: 115 WICK WILLOW DRIVE
MONTGOMERY, TEXAS 77356
BORROWER: TIMOTHY ALLEN ANGEL

TRACT 1:
15,704 SQUARE FEET
LOT 6, BLOCK 1
BENTWATER, SECTION 19

A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN CABINET F, SHEETS 115-B THROUGH 116-B
MAP AND/OR PLAT RECORDS
OF MONTGOMERY COUNTY, TEXAS

TRACT 2:
13,303 SQUARE FEET
LOT 10, BLOCK 2
BENTWATER, SECTION 21

A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN CABINET F, SHEET 126A, MAP AND/OR PLAT RECORDS
MONTGOMERY COUNTY, TEXAS

NOTE: PUBLIC UTILITY EASEMENT AS PER CF NOS. 2019106770 AND 2023121517

NOTE: SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS LISTED IN SCHEDULE B, ITEM 10 A. OF THE HEREIN REFERENCED TITLE COMMITMENT.

THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FIRM
PANEL NO. 48339C 0200 G
MAP REVISION: 08/18/2014
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. 115-B THRU 116-B & 126A M.C.M.P.R.

DRAWN BY: PC/RE

CERTIFIED TO TIMOTHY ALLEN ANGEL
AND FIRST AMERICAN TITLE:

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
THIS PROFESSIONAL SERVICE CONFORMS TO
THE CURRENT TEXAS SOCIETY OF PROFESSIONAL
SURVEYORS STANDARDS AND SPECIFICATIONS
FOR A CATEGORY 1A CONDITION II SURVEY.

RICHARD S. WILLETT
PROFESSIONAL LAND SURVEYOR
NO. 4615
JOB NO. 25-03577
MAY 6, 2025
REVISED: SEPTEMBER 16, 2025

STATE OF TEXAS
REGISTERED
RICHARD S. WILLETT
4615
PROFESSIONAL
LAND
SURVEYOR

REBECCA BOLAND
936-494-0990

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FIRM NO. 10063700