

NOTES:

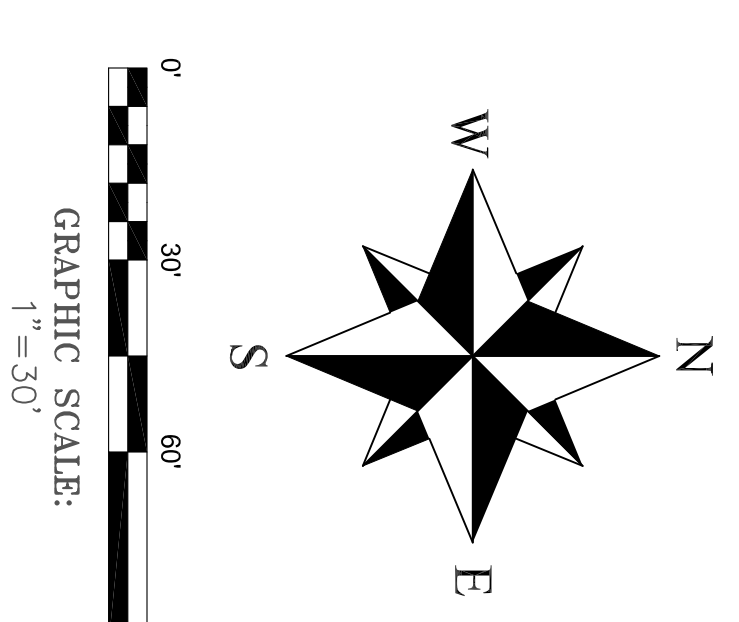
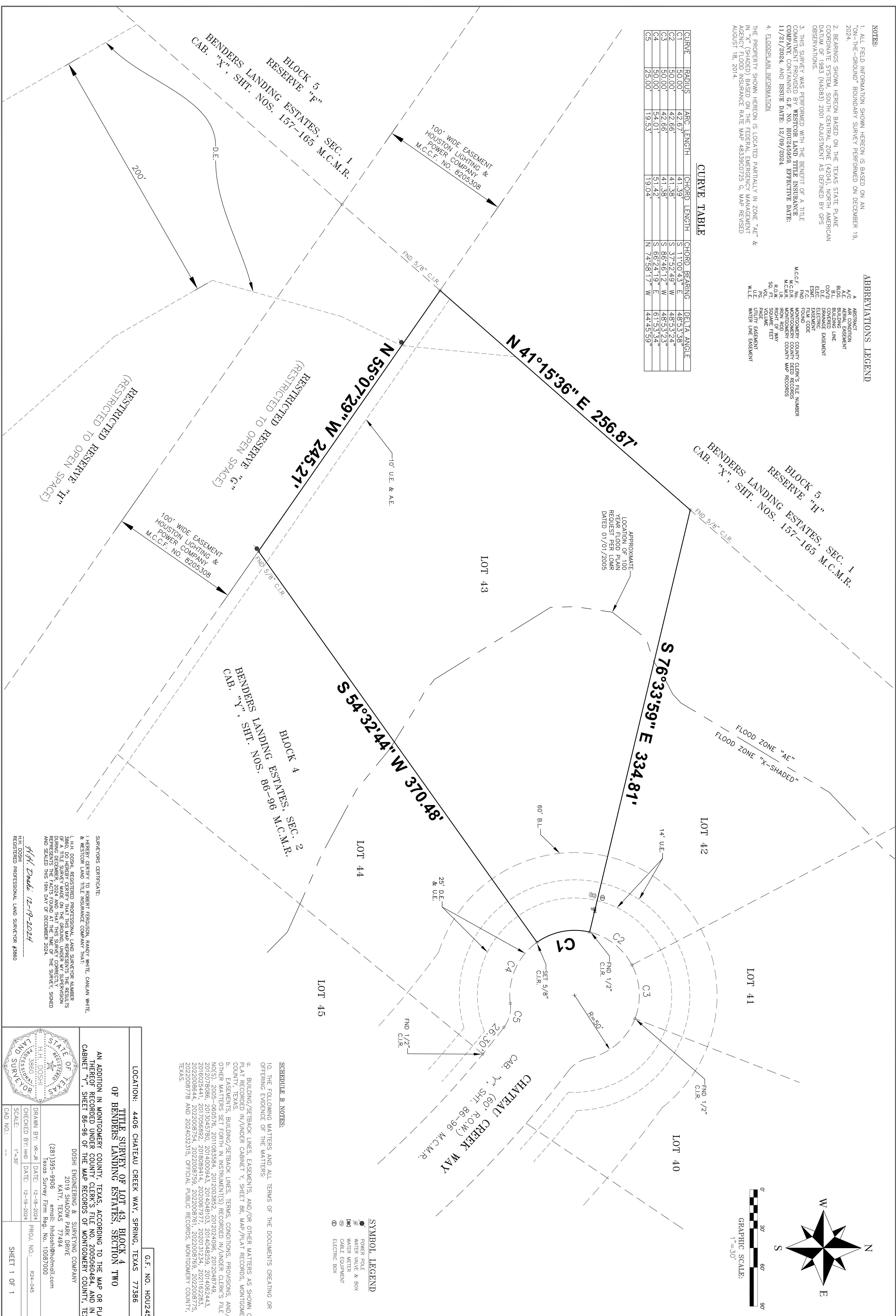
1. ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND" BOUNDARY SURVEY PERFORMED ON DECEMBER 19, 2024.
2. BEARINGS SHOWN HEREON BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD83) 2001 ADJUSTMENT AS DEFINED BY GPS OBSERVATIONS.
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY WESTCOR LAND TITLE INSURANCE COMPANY CONTAINING G.P. NO. H0U245959, EFFECTIVE DATE: 11/21/2024, AND ISSUE DATE: 12/09/2024.
4. FLOODPLAIN INFORMATION

ABBREVIATIONS LEGEND

A	ABSTRACT
A.C.	AERIAL EASEMENT
B.L.	BUILDING
B.L.C.	BUILDING COVERED
B.L.C.E.	BUILDING COVERED EASEMENT
D.E.	DRAINAGE EASEMENT
E.L.	ELECTRIC
E.P.C.	ELECTRIC POLE
F.M.	FLOODPLAIN INFORMATION
F.O.	FOUND
M.C.C.F.	MONTGOMERY COUNTY CLERK'S FILE NUMBER
M.C.C.F.	MONTGOMERY COUNTY DEED RECORDS
M.C.C.F.	MONTGOMERY COUNTY MAP RECORDS
R.O.D.	RIGHT OF WAY
R.O.D.	ROAD
S.O.	SQUARE FEET
S.O.	SQUARE FEET
V.O.	VOLUME
P.E.	PROPERTY EASEMENT
W.L.E.	WATER LINE EASEMENT

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00	42.67	41.39	S 11°00'43" E	48°53'38"
C2	50.00	42.66	41.38	S 37°52'49" W	48°53'24"
C3	50.00	42.66	41.38	S 86°46'12" W	48°53'23"
C4	50.00	54.01	51.42	S 66°24'19" E	61°53'34"
C5	25.00	19.53	19.04	N 74°58'17" W	44°45'59"



SYMBOL LEGEND

⦿	POWER POLE
⊕	WATER VALVE & BOX
⊖	WATER METER
⊕	CABLE EQUIPMENT
⊖	ELECTRIC BOX

**SCHEDULE B NOTES:**

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

- a. BUILDING/SETBACK LINES, EASEMENTS, AND/OR OTHER MATTERS AS SHOWN ON PLAT RECORDED IN/UNDER CABINET 'Y', SHEET 86, MAP/PLAT RECORDS, MONTGOMERY COUNTY, TEXAS.
- b. EASEMENTS, BUILDING/SETBACK LINES, TERMS, CONDITIONS, PROVISIONS, AND/OR OTHER MATTERS SET FORTH IN INSTRUMENT(S) RECORDED IN/UNDER CLERK'S FILE NO(S): 2005-066576, 2010083594, 2012003852, 2012024096, 2012048749, 143, 2012052086, 2012052820, 2018080414, 2018092971, 2018145239, 2018162983, 2022008644, 2022008754, 2022008754, 2022008754, 2022008754, 2022008775, 2022008778 AND 2024032315, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY TO ROBERT FERROUSI, RANDY WHITE, CAULAN WHITE, & WESTCOR LAND TITLE INSURANCE COMPANY THAT:

I, H.H. DOSHI, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 3860, DO HEREBY CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A SURVEY PERFORMED BY ME AND MY ASSISTANTS IN ACCORDANCE WITH THE TEXAS SURVEYING ACT AND THAT THIS SURVEY IS CORRECT AND SEALED THIS 19th DAY OF DECEMBER 2024.

H.H. Doshi, 12-19-2024  
REGISTERED PROFESSIONAL LAND SURVEYOR #3860

LOCATION: 4406 CHATEAU CREEK WAY, SPRING, TEXAS 77386

**G.P. NO. H0U245959**

**TITLE SURVEY OF LOT 43, BLOCK 4 OF BENDERS LANDING ESTATES, SECTION TWO**

AN ADDITION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. 2005060484, AND IN CABINET 'Y', SHEET 86-96 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

DOSHI ENGINEERING & SURVEYING COMPANY  
2019 SHADOW PARK DRIVE  
KATY, TEXAS 77494  
(281) 385-9906  
email: hhdoshi@hotmail.com  
Texas Survey Firm Reg. No. 10087000

DRAWN BY: VR-R | DATE: 12-18-2024 | PROJ. NO.: R24-045  
CHECKED BY: HMD | DATE: 12-19-2024  
SCALE: 1"=30'

SHEET 1 OF 1

