

GRATE INLET	LIGHT STANDARD	IRON FENCE	POWER POLE	CONCRETE	CONTROLLING MONUMENT 5:15:15	AE = AERIAL EASEMENT	LR = IRON ROD	PP = POWER POLE	WLE = WATERLINE EASEMENT
SIGN	WATER VALVE	WOOD FENCE	GUY ANCHOR	COVERED	FND = FENCE	BL = BUILDING LINE	MH = MANHOLE	R.C.P. = REINFORCED CONCRETE PIPE	R.C.P. = REINFORCED CONCRETE PIPE
MANHOLE	CLEAN OUT	POWER LINE	WATER METER	CHAIN LINK FENCE	FND = FENCE	FND = FENCE	OHU = OVERHEAD UTILITIES	SAN MH = SANITARY SEWER MANHOLE	SAN MH = SANITARY SEWER MANHOLE
BOLLARD	SANITARY MANHOLE	STORM MANHOLE	ELECTRIC BOX	TREE WITH SIZE	FIRE HYDRANT	LP = IRON PIPE	P.V.C. = POLYVINYL CHLORIDE PIPE	STM MH = STORM SEWER MANHOLE	STM MH = STORM SEWER MANHOLE
							PL = BOUNDARY LINE	UE = UTILITY EASEMENT	UE = UTILITY EASEMENT

LEGEND

COMMON ABBREVIATIONS

SCALE: 1"=30'



NOTES:

- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- SUBJECT TO A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
- RESTRICTIVE COVENANTS AND EASEMENTS LISTED IN SCHEDULE 'B' OF TITLE COMMITMENT AS DEFINED PER CABINET 2, SHEET 1988, M.R.H.C.T., C.F. NO. 2011040789, 2012003852, 2012024098, 2012048749, 2012078086, 2013048782, 2014020043, 2014041103, 2014048235, 2014082443, 2016001342, 2016025441, 2017056892, 2018089414 & BLANKET ESMAT, 2009-034444, 2012046387.
- ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND/OR DEEDS, TITLE INFORMATION AND INFORMATION PROVIDED BY OWNER/BUILDER.
- BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING MUNICIPALITIES PRIOR TO PLANNING OR CONSTRUCTION.
- MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.
- SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
- A PRESCRIPTIVE GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO EXISTING UTILITIES NOT LOCATED WITHIN A RECORDED EASEMENT DEDICATED TO THAT UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
- BURIED UTILITIES HAVE NOT BEEN SHOWN. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
- THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

ELEVATION INFORMATION

ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 83, 1988, 2001 ADJUSTMENT.

BSM: ALZ/AM, BN # 100950
ELEV=92.58' NAVD, 1988, 2001 ADJUSTMENT

NOTE: SET MAG NAIL & SINKER AT E.O.A. ELEV=92.12

SET MAG NAIL & SINKER AT WEST SIDE OF SUBJECT PROPERTY ALONG BENTON BROOK
ELEV=92.12' NAVD, 1988, 2001 ADJUSTMENT

FLOOD INFORMATION

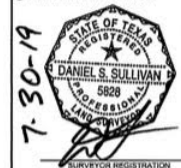
F.I.R.M. NO. 853302 PANEL: 02200
REVISED DATE: 05-10-14 ZONE: X-SHADED

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision at the time of the survey, and that the map or plat and/or deeds thereon, indicated hereon.

THIS SURVEY IS VALID FOR THE TRANSACTION ONLY.
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SURVEYOR REGISTRATION



THREE SPECIES (IF SHOWN) WERE IDENTIFIED BY A SURVEY CREW AT THE TIME OF SURVEY TO THE BEST OF OUR ABILITIES. A CERTIFIED ARBORIST SHOULD BE CONSULTED FOR FINAL DETERMINATION AND VERIFICATION OF SPECIES.

Line Table				
Line #	Length	Direction		
L1	3.89	N21°09'53"W	★ M.C.C.F. NO. 2011040789	

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord
C1	182.21	5330.00	S04°42'14"W	182.20
C2	169.82	530.00	S82°15'09"W	169.80
C3	36.79	25.00	N64°09'15"W	33.58
C4	83.31	130.00	N33°43'23"W	82.84

NO.	DATE	REASON	BY
1	5-30-19	SQ. FT. TYPO	M. COX
2	07-25-19	FORM SURVEY	CAMELIA

REVISIONS 2A

27002 BENTON BROOK CT

CITY OF SPRING, MONTGOMERY COUNTY, TEXAS 77386

FORM SURVEY

PROPERTY INFORMATION

LOT # 24
BLOCK 2
BENDERS LANDING ESTATES SECTION 7
RECORDING, CAB. Z SHEET 1998-2004
M.C.M.R.

BORROWER: VICTOR J. FANTINI JR. M.D.
FIELD CREW: JESSIE HARRIS, THE TRI-TECH SURVEYING COMPANY, L.P.
OF. NO. 65037180043
GP. EFFECTIVE DATE: 05-10-14
SURVEYED FOR: DANIEL S. SULLIVAN

DRAWING INFORMATION

JOB NO.: PIB692-19
CALCULATED BY: MCOX
DRAWN BY: JWG
BEARING BASE: SET DEEDS TO PLAT NORTH
FIELD CREW: JESSIE HARRIS, THE TRI-TECH SURVEYING COMPANY, L.P.
PEN TABLE: THE TRI-TECH SURVEYING COMPANY, L.P.
CROSS VER. ADDED 030 2018



TRI-TECH
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