

A.E. = AERIAL EASEMENT
B.L. = BUILDING LINE
BRS = BEARS
C.F.# = CLERK'S FILE NUMBER
D.E. = DRAINAGE EASEMENT
E.E. = ELECTRIC EASEMENT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FND. = FOUND
G.B.L. = GARAGE BUILDING LINE

G. BELOW

- G.E. = GUY EASEMENT
- M.P. = METAL POST
- M.U.E. = MUNICIPAL UTILITY EASEMENT
- P.A.E. = PERMANENT ACCESS EASEMENT
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.E. = POOL EQUIPMENT
- P.I. = POINT OF INTERSECTION
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- P.P. = POWER POLE

P.R.C. = POINT OF REVERSE CURVATURE
P.T. = POINT OF TANGENCY
P.U.E. = PUBLIC UTILITY EASEMENT
R.O.W. = RIGHT OF WAY
S.I.R. = SET IRON ROD
S.S.E. = SANITARY SEWER EASEMENT
STM.S.E. = STORM SEWER EASEMENT
U.T.S. = UNABLE TO SET
U.E. = UTILITY EASEMENT
W.L.E. = WATER LINE EASEMENT
W.P. = WOODEN POST
W.S.E. = WATER & SEWER EASEMENT

—▲— = NOT TO SCALE

Ⓔ = GUY ANCHOR

Ⓟ = POWER POLE

Ⓢ = SEPTIC

S.F.N.F.= SEARCH FOR NOT FOUND

 = CONTROL MONUMENT

● = PROPERTY CORNER

 = PROPERTY LINE

— = EASEMENT LINE

— = BUILDING SETBACK LINE

— = BUILDING WALL

 = WOODEN FENCE

 = CHAIN LINK FENCE

 = METAL FENCE
 = WIRE FENCE

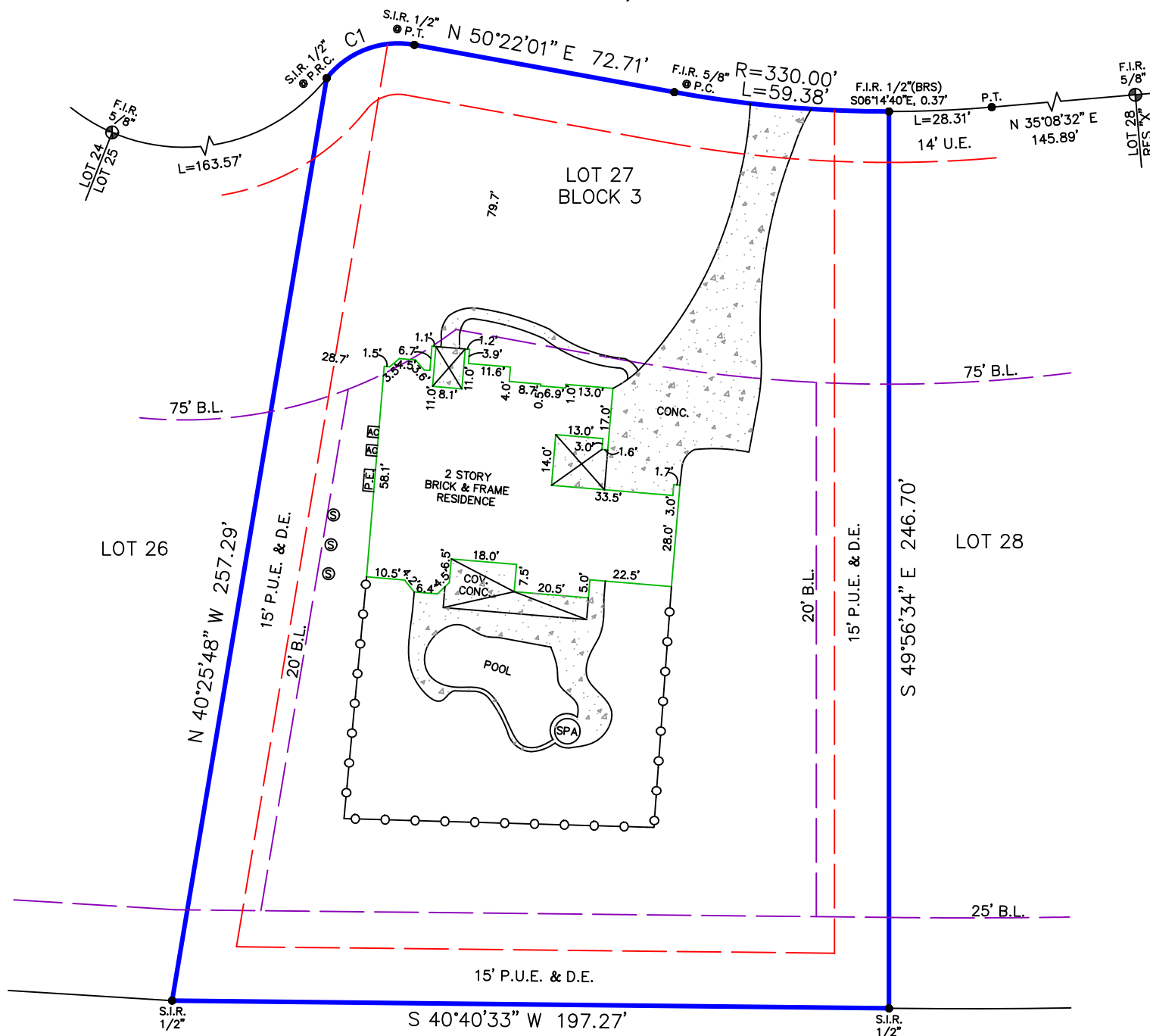
—/—/— = WIRE FENCE
— V — = VINYL FENCE

----- = OVERHEAD ELECTRIC POWER LINE

POWER LINE

3710 CHATEAU COVE
(60' R.O.W.)

SCALE
1"=40'



LEXINGTON BOULEVARD
(100' R.O.W.)

Reviewed & Accepted by:

Date _____

/

Date _____

NOTES:

- BEARING BASIS: PLAT
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
- AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE EXECUTED BY: RELIANT ENERGY HL&P, A DIVISION OF RELIANT ENERGY, INCORPORATED RECORDING DATE: AUGUST 24, 2001 RECORDING NO.: UNDER MONTGOMERY COUNTY CLERK'S FILE NO(S). 2001-074953.
- TWO STORY BRICK & FRAME RESIDENCE OVER FRONT BUILDING LINE

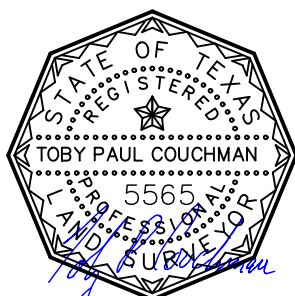
LEGAL DESCRIPTION

LOT TWENTY-SEVEN (27), IN BLOCK THREE (3), OF BENDERS LANDING, SECTION ONE, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET P, SHEETS 140-146, OF THE MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

ERIC BOWDEN

ADDRESS

3710 CHATEAU COVE



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION.

JOB # 2607097

DATE 07-10-2026

GF# FTDAL-26-9000262600837S



P.O. BOX 1366, FRIENDSWOOD, TX 77549
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EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL
SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES
OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

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