

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1030.00'	250.48'	249.86'	S 11°15'52" W	13°56'00"
C2	25.00'	38.65'	34.92'	S 48°09'55" W	88°35'05"
C3	1030.00'	162.65'	162.48'	N 22°45'27" E	9°02'51"



**BENDERS LANDING ESTATES
SECTION 4, BLOCK 13
CABINET Z, SHEET 346 M.C.M.R.**

LEGEND

- wm = water meter
- mh = manhole
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- ea = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- A.E. = aerial easement
- M.C.D.R. = Montgomery County Deed Records
- M.C.M.R. = Montgomery County Map Records



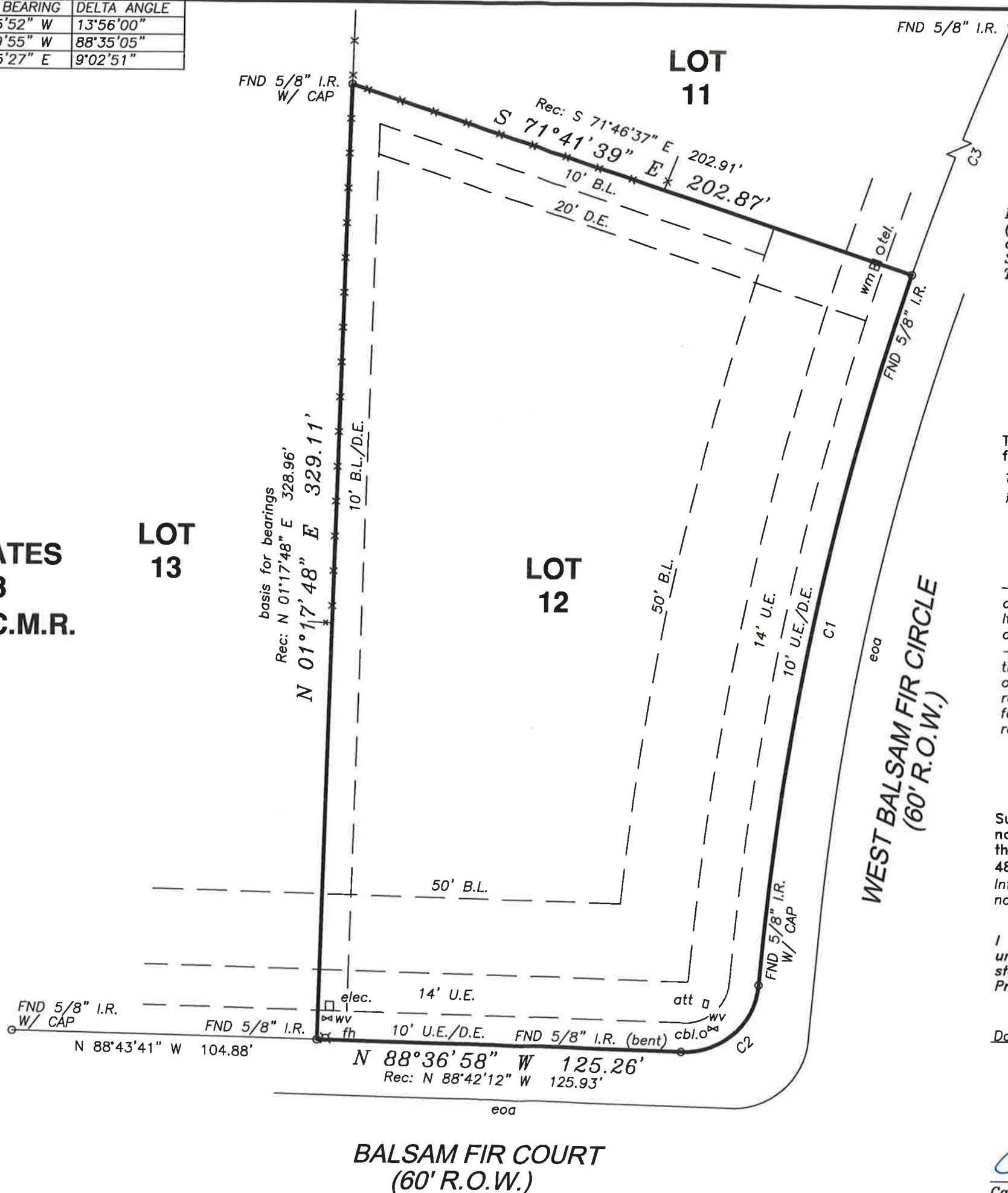
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

PROJECT NO.
131-03

Key
Map
294P

DRAWING DATE: 04/04/18

REVISED:
DRAWN BY: CDF



**BOUNDARY
SURVEY**

**27303 WEST BALSAM FIR CIRCLE
SPRING, TEXAS 77386**

Lot 12, Block 13, of Benders Landing Estates, Section Four (1), a subdivision situated in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheet 346 of the Map Records of Montgomery County, Texas.

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:

- 1) Those as per Cab. Z, Sheet 346, M.C.M.R. and C.F. #2006066721, OPRMCT.

-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

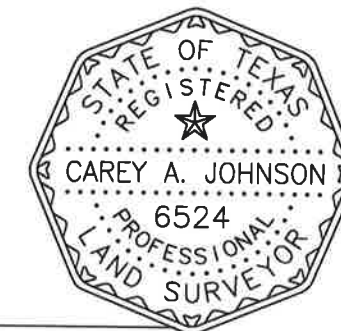
-This survey has been done without the benefit of a current title report. Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded plat.

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0725 G, effective 08/18/14. Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 04/03/18 RH

Carey A. Johnson
Registered Professional Land Surveyor No. 6524



**BALSAM FIR COURT
(60' R.O.W.)**