

WEDGEWOOD DRIVE  
(50' R.O.W.)

LINE	BEARING	DISTANCE
L1	N 34°50'03" E	21.09'

found 1/2" iron rod

BOUNDARY & IMPROVEMENT SURVEY  
197 EDGEMAR ROAD  
MONTGOMERY, TEXAS 77356

Lot Two (2) and Three (3) Block Three (3) of BENTWATER, Section TwentySeven (27), a subdivision situated in the Owen Shannon Survey, A-36, in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet G, Sheet 001-A through 002-A of the Map Records of Montgomery County, Texas.

The Subject Tract(s) as shown hereon is subject to the following restrictive covenants of record: County Clerk's File Nos. 9133384, 9136221, 2000-097723, 2001-022600, 2002-003209, 2004-007490, 2004-042804, 2004-114246, 2008-050657, 2011-073493, 2011-111760, 2011-111763, 2011-111766, 2011-111767, 2011-111768 and 2011-111769 of the Real Property Records; and as imposed by the map and dedication recorded in Cabinet G, Sheets 001-A through 002-A of the Map Records of Montgomery County, Texas.

Rec: N 10°07'38"W - 30.35'

EDGEMAR ROAD (50' R.O.W.)

Rec: N 00°09'31" E 30.36'

Rec: N 00°21'13"E - 25.97'

Rec: N 00°18'41" E 99.24'

found 1/2" iron rod

Note: there is a release of easement and an encroachment agreement for the 8' utility along the southerly line of Lot 3 as recorded under Clerk's File No. 2011-040867; 2011-046091 & 2011-043628.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.00'	49.40'	49.33'	N 04°58'26" W	10°28'59"

Tract shown hereon is located in ZONE X, areas outside the 500-year flood plain, according to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 48339C 0195 F effective 12/19/96.

TEXAS PROFESSIONAL SURVEYING, LLC.  
3032 N. FRAZIER STREET, STE. A  
CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448

LOT 1

PROJECT NO.  
E05-48

Key Map  
124G

DRAWING DATE: 02/07/12  
REVISED: 08/02/11 form  
DRAWN BY: JMH

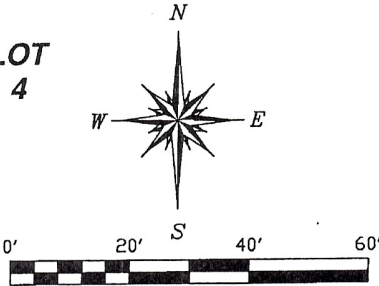
LOT 3

LOT 2

LOT 4

LOT 6

BENTWATER SEVEN  
SECTION TWENTY THREE  
BLOCK 3  
CAB G, SHT 001A MCMR



*Handwritten signature*  
3/30/12  
Kelly Bleagle  
3/30/12

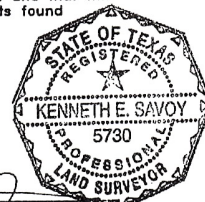
10' building line & utility easmt.

BENTWATER SECTION SEVEN  
BLOCK 2  
CAB.F, SHT.73B MCMR

This survey was performed without the benefit of a Title Report and therefore maybe subject to building lines, easements and other restrictions of record.

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: 13 December 2010  
Form Survey: 01 August 2011  
Final Survey: 07 February 2012



*Handwritten signature*  
Kenneth E. Savoy  
Registered Professional Land Surveyor No. 5730