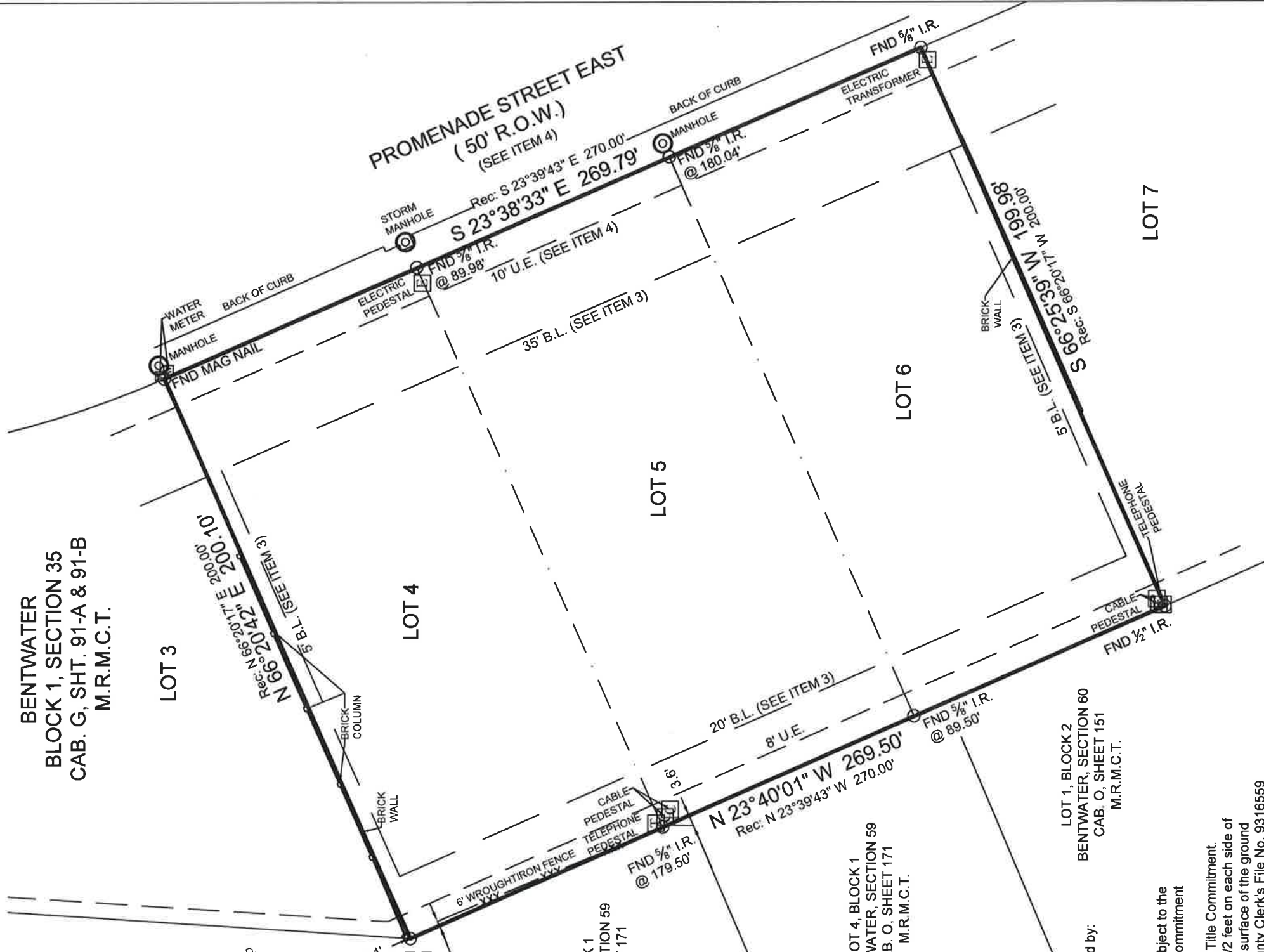




- SYMBOL LEGEND**
- P - Overhead Power Line
  - G - Guy Wire
  - // - Wood Fence
  - XXX - Wrought Iron Fence
  - XX - Chainlink Fence
  - X - Wire Fence
  - Fire Hydrant
  - Power Pole
  - Telephone Pedestal
  - Water Valve
  - Water Meter
  - Set Iron Rod w/TPS Cap
  - Fnd Iron Rod



**BENTWATER**  
**BLOCK 1, SECTION 35**  
**CAB. G, SHT. 91-A & 91-B**  
**M.R.M.C.T.**

LOT 2, BLOCK 1  
 BENTWATER, SECTION 59  
 CAB. O, SHEET 171  
 M.R.M.C.T.

LOT 3, BLOCK 1  
 BENTWATER, SECTION 59  
 CAB. O, SHEET 171  
 M.R.M.C.T.

LOT 4, BLOCK 1  
 BENTWATER, SECTION 59  
 CAB. O, SHEET 171  
 M.R.M.C.T.

LOT 1, BLOCK 2  
 BENTWATER, SECTION 60  
 CAB. O, SHEET 151  
 M.R.M.C.T.

**BOUNDARY SURVEY**  
 Surveyor has relied on information provided by:  
 Stewart Title Guaranty Company  
 G.F. No. 2027623  
 Effective date: June 09, 2020

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

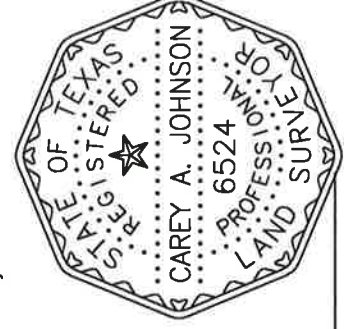
- 1) Those as per item 1 of the Schedule B of said Title Commitment.
- 2) Service utility easement 5 feet wide, being 2-1/2 feet on each side of underground service lines, extending from the surface of the ground downward by instruments recorded under County Clerk's File No. 9316559 of the Real Property Records of Montgomery County, Texas. (Blanket)
- 3) Building line 35 feet wide along the front property line, 20 feet wide along the rear property line and 5 feet wide along the side property lines of the subject property as reserved by instrument recorded under County Clerk's File No. 9316559 of the Real Property Records of Montgomery County, Texas. (Does affect / shown hereon)
- 4) Utility easement 10 feet in width along the front line as set forth in instrument recorded under County Clerk's File No. 9316559 of the Real Property Records of Montgomery County, Texas. (Does affect / shown hereon)
- 5) Terms, conditions and provisions of Easement Agreement for ingress and egress over private streets and right-of-ways in Bentwater, by and between Bentwater Property Owner's Association, Inc.; Bentwater Yacht & Country Club, LTD, f/n/a Bentwater Yacht Club & Marina, Inc., and Bentwater Country Club, Inc.; and Bentwater on the North Shore, LTD, dated August 7, 2008, recorded under County Clerk's File No. 2008-082675 (re-recorded under County Clerk's File No. 2009-090643) and amended by File No. 2013-090459 of the Real Property Records of Montgomery County, Texas. (Does affect / shown hereon)

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0225G having an effective date 08/18/2014.

Job No.: S288-406  
 Scale: 1"=40'  
 Date: 06/22/2020  
 Drawn By: GD/CPP  
 Field Crew: VL  
 Revised: \_\_\_\_\_  
 Purchaser: Debra Starkey and William Starkey  
 Address: 274 & 282 Promenade Street East, Montgomery, Tx 77365  
 Lot: 4,5,6, Block 1, Section 35  
 Survey: James J. Foster, A 203  
 Area: \_\_\_\_\_  
 Subdivision: Bentwater  
 Cabinet: G, Sheet 91-A & 91-B, Map Records  
 Montgomery County, Texas

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

*Carey A. Johnson*  
 Carey A. Johnson  
 Registered Professional Land Surveyor No. 6524



I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Basis of Bearings: Based On Recorded Plat.