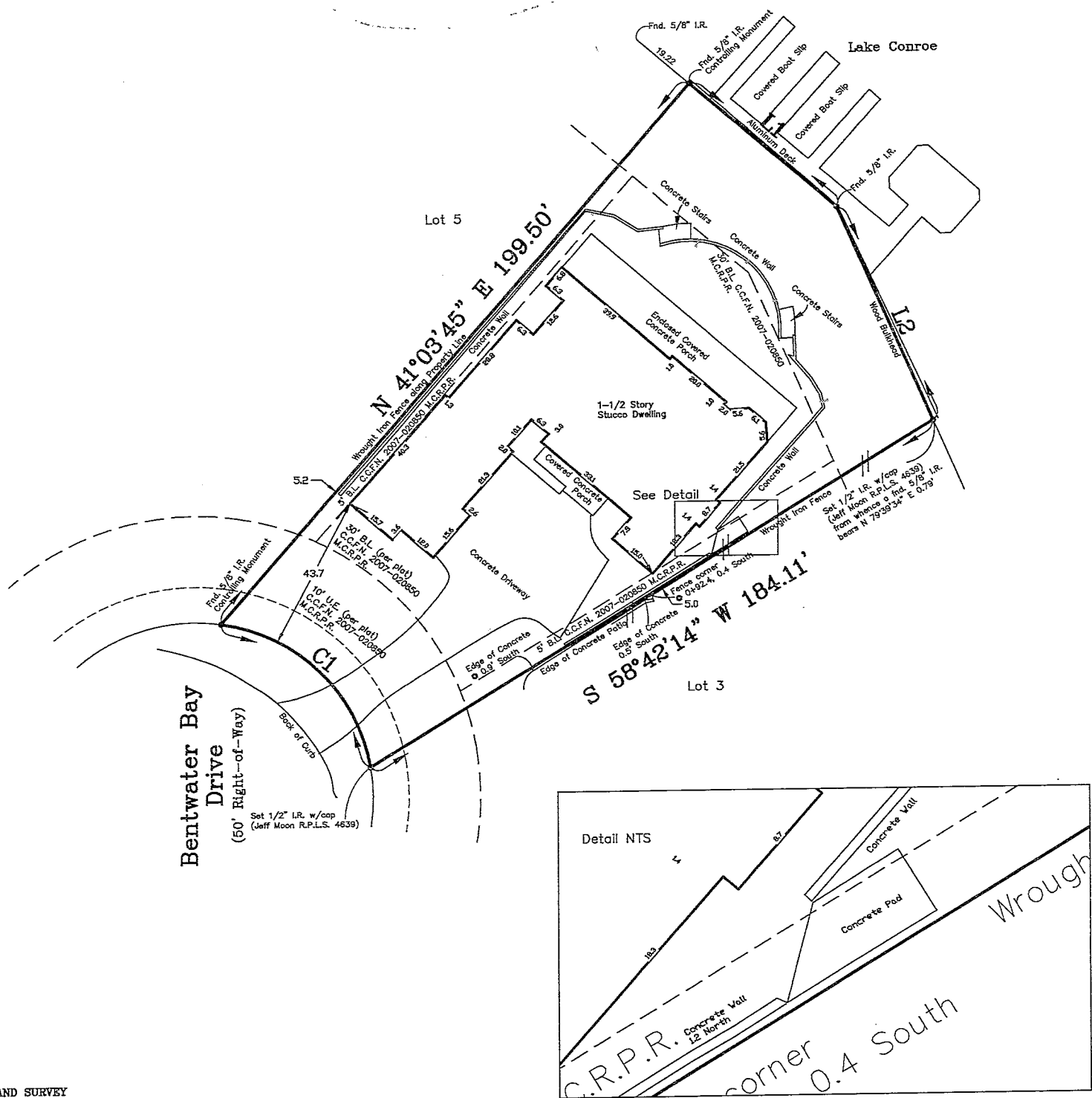


Curve Table					
Curve #	Radius	Length	Delta	Call	Chord Bearing & Distance
C1	50.00	62.40	71°30'01"	60.00	N45°31'02"W 58.43

Line Table		
Line #	Direction	Length
L1	S49°23'20"E	54.15
L2	S23°56'05"E	66.17

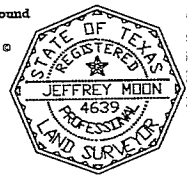


LAND SURVEY
 LOT 4, BLOCK 1
 BENTWATER, SECTION B2
 IN THE JAMES J. FOSTER SURVEY, A-208
 MONTGOMERY COUNTY, TEXAS REF: Cab. Z, Sht. 801 MAP RECORDS
 Date: August 16, 2017 (Revised)
 Scale: 1" = 30'
 Address: 160 Bentwater Bay Drive, Montgomery, Texas 77358

To Stewart Title Guaranty Company, First United Bank and Trust Company and James I. Martin and Pamela C. Martin, Exclusively,

I hereby state that this plat is a true representation of a ground survey made under my direct supervision.

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 Jeffrey Moon
 Registered Professional Land Surveyor No. 4639
 T.R.P.L.S. Firm No. 10112200



GF# 2027035 File #17-T-105 TJH Book 117 Pg. 89
 JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305
 (936) 756-5285 Fax (936) 756-5281

- Notes:
- Bearings are based upon the North line of Lot 4, per recorded plat.
 - All 1/2" LR's set with cap stamped "Jeff Moon R.P.L.S. 4639".
 - This survey was performed upon the reliance of Title Search and Abstracting performed by Stewart Title Guaranty Company under GF No. 2027035 with an effective date of March 22, 2020. This surveyor has not abstracted the subject property. Title Exceptions are as follows:
 Building line 30 feet wide along the front property line of the subject property, as imposed by the Map and Dedication recorded in Cab. Z, Sht. 601 and 602 M.C.M.R.(Shown)
 Utility easement 10 feet wide along the front property line of the subject property, as imposed by the Map and Dedication recorded in Cab. Z, Sht. 601 and 602 M.C.M.R.(Shown)

Utility easement 10 feet wide along the front property line of the subject property, as set forth in instrument recorded under C.C.F.N. 2007-020850 M.C.R.P.R.(Shown)
 Service utility easement 5 feet wide, being 2-1/2 feet on each side of the underground service lines, extending from the surface of the ground downward, as set forth in instrument recorded under C.C.F.N. 2007-020850 M.C.R.P.R.(Blanket)
 Building lines 30 feet wide along the front and rear property lines, and 5 feet wide along the side property lines, (10 feet wide along the property line adjacent to the side street), as set forth in instrument recorded under C.C.F.N. 2007-020850 M.C.R.P.R.(Shown)
 Flowage and inundation easement in favor of San Jacinto River Authority as set forth in instrument recorded in Vol. 657, Pg. 788 M.C.D.R.(Unable to place)
 Dry utility easement along the boundary line adjacent to Bentwater Harbor Road, as imposed by the Map and Dedication recorded in Cab. E, Sht. 175 A and 175 B M.C.M.R.

Revised March 9, 2019 to add Topographic Information to drawing.
 June 4, 2020 for Final survey.