BOUNDARY SURVEY
2386884
2386884

LOT 1

C.M.
5/8" IRON ROD FOUND

S 01°04'02" W
33.64'
(M&R)

5/8" IRON ROD FOUND

LOT 2

10

A = 76.32'
R = 530.00' (M&R)

5/8" IRON ROD FOUND

ET
TP
TP

S 82°51'02" W 347.98' (M)
S 82°48'59" W 347.98' (R) (RADIAL)

A = 87.02'
R = 530.00' (M&R)

WATER

THIS LINE IS THE BASIS OF BEARINGS

5/8" IRON ROD FOUND

1.0' WIDE CONCRETE AND STONE BULKHEAD

2.4'

VACANT, HEAVILY WOODED LAND

LOT 3
45,030 SQ.FT.
1.034 ACRES

75' B.L.

TOP OF BANK

14' U.E.

10' D.E. & U.E.

APPX. LOCATION OF DITCH

TOP OF BANK

EDGE OF ASPHALT

N 16°35'27" W
7.17'
(M&R)

5/8" IRON ROD FOUND

SHORES COURT
(PLATTED AS BLUE CEDAR STREET)
60' WIDE PUBLIC RIGHT-OF-WAY
PER CAB. Z, SH. 346, M.R.M.C.T.

RESTRICTED RESERVE "D"
CALLED 74.85 ACRES

WATER

S 01°02'06" W 118.63' (M)
S 01°02'06" W 118.68' (R)

10' FLOWAGE EASEMENT

N 16°35'27" W 120.00' (M&R)

CURVE ANGLE
SAME AS PLAT

5/8" IRON ROD FOUND

0.5'

A = 38.42'
R = 378.37'
(M)

A = 38.47'
R = 378.37'
(R)

5/8" IRON ROD FOUND

N 73°24'33" E 380.27' (R) (PERPENDICULAR)
N 73°27'35" E 380.43' (M)

LOT 4

C.M.
5/8" IRON ROD FOUND

LOT 5

WATER

THE FOLLOWING ITEMS AS SHOWN ON THE DRAWING, UNLESS NOTED OTHERWISE, ARE TAKEN FROM THE RECORDED PLAT.

75' B.L. (BUILDING LINE)
10' U.E. (UTILITY EASEMENT)
14' U.E. (UTILITY EASEMENT)
10' D.E. (DRAINAGE EASEMENT)
10' FLOWAGE EASEMENT

Any covenants, conditions or restrictions, if any, appearing in the public records, County Clerk's File Nos. 2006066721, 2007067369, 2007086880, 2009076802, 2010083584, 2012003852, 2012024096, 2012048749, 2012078086, 2013029967, 2013045780, 2014000943, 2014048259, 2014062443, 2016025441 and 2017056892, O.P.R.M.C.T.

(10f.) UTLITY AND DRAINAGE EASEMENTS CONTAINED IN C.C.'S FILE NOS. 2006-064623 AND 2006-064624, O.P.R.M.C.T. (DOES NOT AFFECT PER PLAT)

(10g.) CENTERPOINT ELECTRIC/CNP GAS BLANKET EASEMENT CONTAINED IN C.C.'S FILE NO. 2009-03444, O.P.R.M.C.T. (DOES NOT AFFECT)

(10k.) CENTERPOINT ELECTRIC AGREEMENT CONTAINED IN C.C.'S FILE NO. 2006-106588, O.P.R.M.C.T. (AFFECTS, BLANKET IN NATURE)

MINERAL INTERESTS NOT ADDRESSED BY SURVEY.

NORTH

GRAPHIC SCALE
0 15' 30'
1" = 30'

RLS #:	19-03-0030
CLIENT #:	2386884-H080
FIELD DATE:	03/05/19
DRAFTER:	CZM
APPROVED:	ECE
SCALE:	1" = 30'

ADDRESS
27511 SHORES COURT
SPRING, TEXAS 77386

LEGAL DESCRIPTION: (AS FURNISHED)
LOT 3, IN BLOCK 10, OF BENDERS LANDING ESTATES, SEC. 4, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 346, OF THE MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

BASIS OF BEARINGS: THE WEST LINE OF BLOCK 10, BEARING S 01°02'06" W PER RECORDED PLAT, REFERENCED ABOVE.

CONTROLLING MONUMENTS: AS SHOWN ABOVE.

LIST OF POSSIBLE ENCROACHMENTS: AS SHOWN ABOVE.

RESIDENTIAL LAND SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 888-457-7878
www.rlsnow.com

First American Title Company

RE/MAX Northeast

SURVEYOR FILE NUMBER: 19-03-0030

THE SURVEYING COMPANY: RESIDENTIAL LAND SERVICES CERTIFIES THE ACCURACY AND SUFFICIENCY OF THE SURVEY PROVIDED HEREON.

CERTIFIED TO: (AS FURNISHED)
FIRST AMERICAN TITLE INSURANCE COMPANY
HAYDEN HILL AND JONQUIL HILL

NOTES
1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LEGEND
O = REBAR FOUND
E = ELECTRIC TRANSFORMER
TP = TELEPHONE PEDESTAL
= CONCRETE
R = RECORD CALL
M = MEASURED CALL
M.R.M.C.T. = MAP RECORDS OF MONTGOMERY COUNTY TEXAS
C.M. = CONTROLLING MONUMENT

COVERED AREA
PROPERTY LINE
BUILDING LINE
ADJOINING PROPERTY
EASEMENT LINE

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
ACCORDING TO THE STANDARD FLOOD HAZARD DETERMINATION FORM PREPARED BY CORELOGIC FLOOD SERVICES ON 03-04-19, THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X(SHOT, PER F.I.R.M. PANEL NUMBER 48339C 0725G, LAST REVISION DATE 08-18-14. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

RESIDENTIAL LAND SERVICES
FOR ALL INQUIRIES CONTACT:
RLS
rls.info@rlsnow.com - 888-457-7878
Firm No.: 10132900

FORM 6.7TX

SURVEYOR'S CERTIFICATE

I, ENRIQUE C. ELIZONDO, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6386, DO HEREBY CERTIFY THAT THE SURVEY PLAT HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

STATE OF TEXAS
REGISTERED
ENRIQUE C. ELIZONDO
6386
PROFESSIONAL
LAND SURVEYOR

FOR THE FIRM

SURVEYOR: ENRIQUE C. ELIZONDO
DATED: 03-06-19

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION

Reviewed & Accepted by: _____ Date _____ / _____ Date _____