

**LEGEND \* ITEMS THAT MAY APPEAR IN \*  
DRAWING BELOW**

M.U.E. = MUNICIPAL UTILITY EASEMENT  
 U.E. = UTILITY EASEMENT  
 A.E. = AERIAL EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 S.S.E. = SANITARY SEWER EASEMENT  
 S.T.M.S.E. = STORM SEWER EASEMENT  
 W.L.E. = WATER LINE EASEMENT  
 --- = NOT TO SCALE

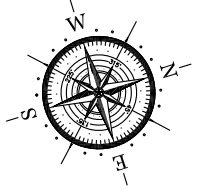
F.I.R. = FOUND IRON ROD  
 F.I.P. = FOUND IRON PIPE  
 S.I.R. = SET IRON ROD  
 W.P. = WOODEN POST  
 M.P. = METAL POST  
 C.F.# = CLERK'S FILE NUMBER  
 P.O.B. = POINT OF BEGINNING  
 B.L. = BUILDING LINE  
 FND. = FOUND  
 BRS = BEARS

P.A.E. = PERMANENT ACCESS EASEMENT  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 W.S.E. = WATER & SEWER EASEMENT  
 E.E. = ELECTRIC EASEMENT  
 P.C. = POINT OF CURVATURE  
 P.T. = POINT OF TANGENCY  
 P.R.C. = POINT OF REVERSE CURVATURE  
 P.P. = POWER POLE  
 U.T.S. = UNABLE TO SET

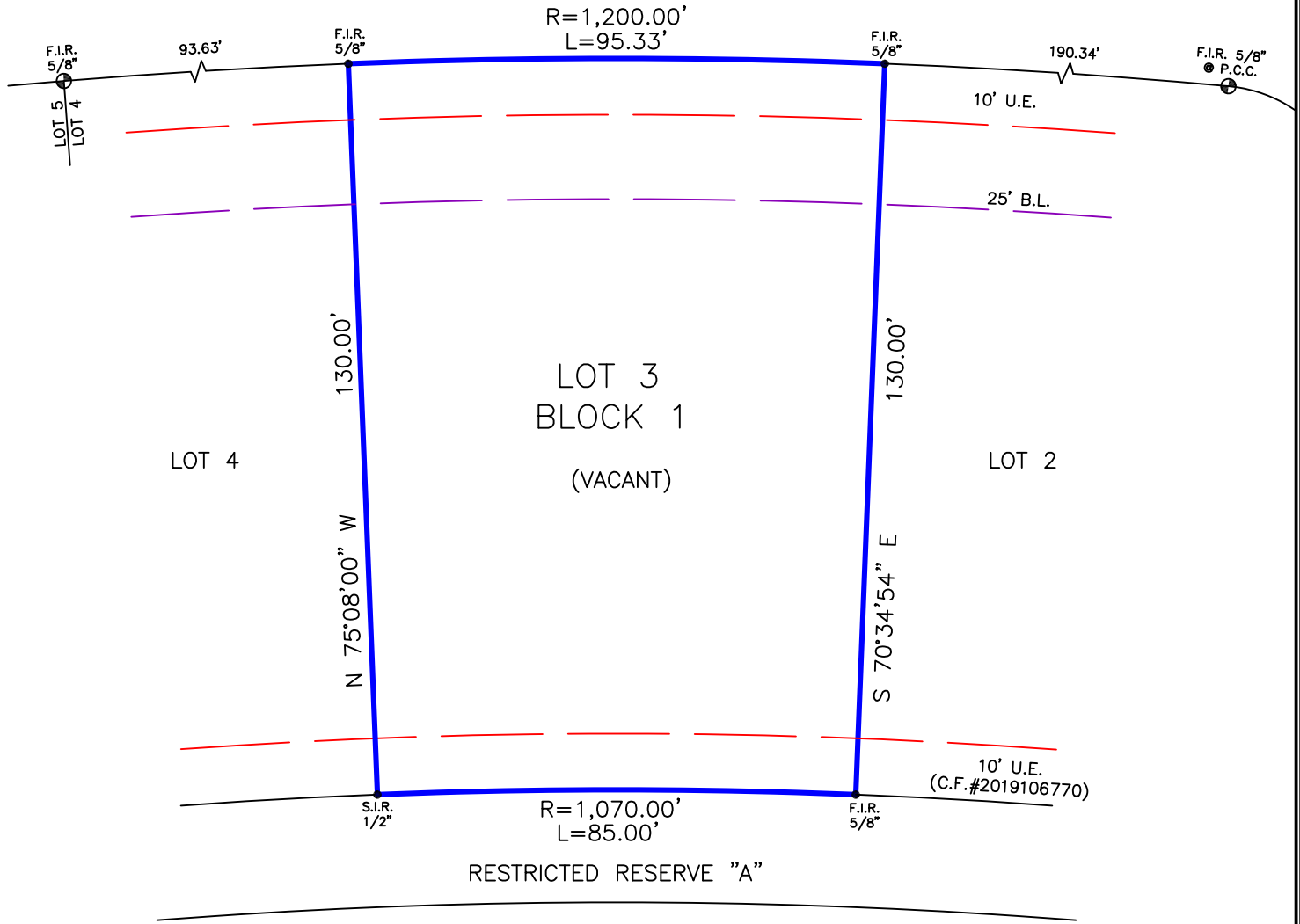
⊕ = CONTROL MONUMENT  
 ● = PROPERTY CORNER  
 ——— = PROPERTY LINE  
 ——— = EASEMENT LINE  
 ——— = BUILDING SETBACK LINE  
 ——— = BUILDING WALL

— / — = WOODEN FENCE  
 — x — = CHAIN LINK FENCE  
 ○ = METAL FENCE  
 — / — = WIRE FENCE  
 — v — = VINYL FENCE

SCALE  
 1" = 30'



309 PINE BROOK DRIVE  
 (50' R.O.W.)



BENTWATER DRIVE  
 (100' R.O.W.)

Reviewed & Accepted by: \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

**NOTES:**  
 - BEARING BASIS: PLAT  
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS  
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY  
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY  
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS  
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT  
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES  
 - TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT RECORDED IN COUNTY CLERK'S FILE NO. 2008-082625, RE-RECORDED IN COUNTY CLERK'S FILE NO. 2009-090643, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS. TYPE: EASEMENT AGREEMENT  
 - EASEMENT RECORDED IN COUNTY CLERK'S FILE NO. 2019106770, OF THE OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS.

**LEGAL DESCRIPTION**

LOT 3, BLOCK 1 OF BENTWATER, SECTION FORTY, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET X, SHEET 135 OF THE MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

BRETT SMITH  
 MANDI SMITH

**ADDRESS**

309 PINE BROOK DRIVE



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JOB # 2008115

DATE 08-10-20

GF# 2077782CY

**PRO-SURV**

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 T.B.P.E.L.S. FIRM #10119300

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

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