

0' 20' 40' 60'



BENTWATER  
BLOCK 1, SECTION 88  
CAB. V, SHT. 197 & 198, M.R.M.C.T.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.64'	130.00'	13°56'46"	S 41°04'19" E	31.56'

LINE	BEARING	DISTANCE
L1	S 48°00'09" E	36.13'
L2	N 54°05'00" W	28.96'
L3	S 48°00'09" E	132.25'

SYMBOL LEGEND

- Wood Fence
- ☒ Water Meter
- ⊞ Electric Meter
- ⊙ Power Pole
- ⊙ Manhole
- ⊙ Fnd Iron Rod
- Set Iron Rod

TOPOGRAPHIC SURVEY

Surveyor has relied on information provided by:  
First American Title Guaranty Company  
G.F. No. 2464765-HO43  
Effective date: December 18, 2019

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, Schedule B, of the said Title Commitment.
2. A 25 foot building setback line along the Front property line as set forth on the recorded plat and dedication.
3. The Utility easement(s) as set out on plat/map in Cabinet V, Sheets 197-198 of the Map and/or Plat Records of Montgomery County, Texas.
4. Easement as shown on the recorded plat and dedication:  
Purpose: Drainage Location: 15 feet wide on each side of the center line of all gullies, ravines and other natural drainage courses on the herein described property. (OWNER POLICY ONLY)
5. Easement: Right-of-Way Recorded: September 27, 2010 in County Clerk's File No. 2010085811, of the Official Public Records, Montgomery County, Texas.
6. Easement: Public Utility Easement Recorded: November 15, 2019 in County Clerk's File No. 2019106770, of the Official Public Records, Official Public County, Texas.

General Notes:

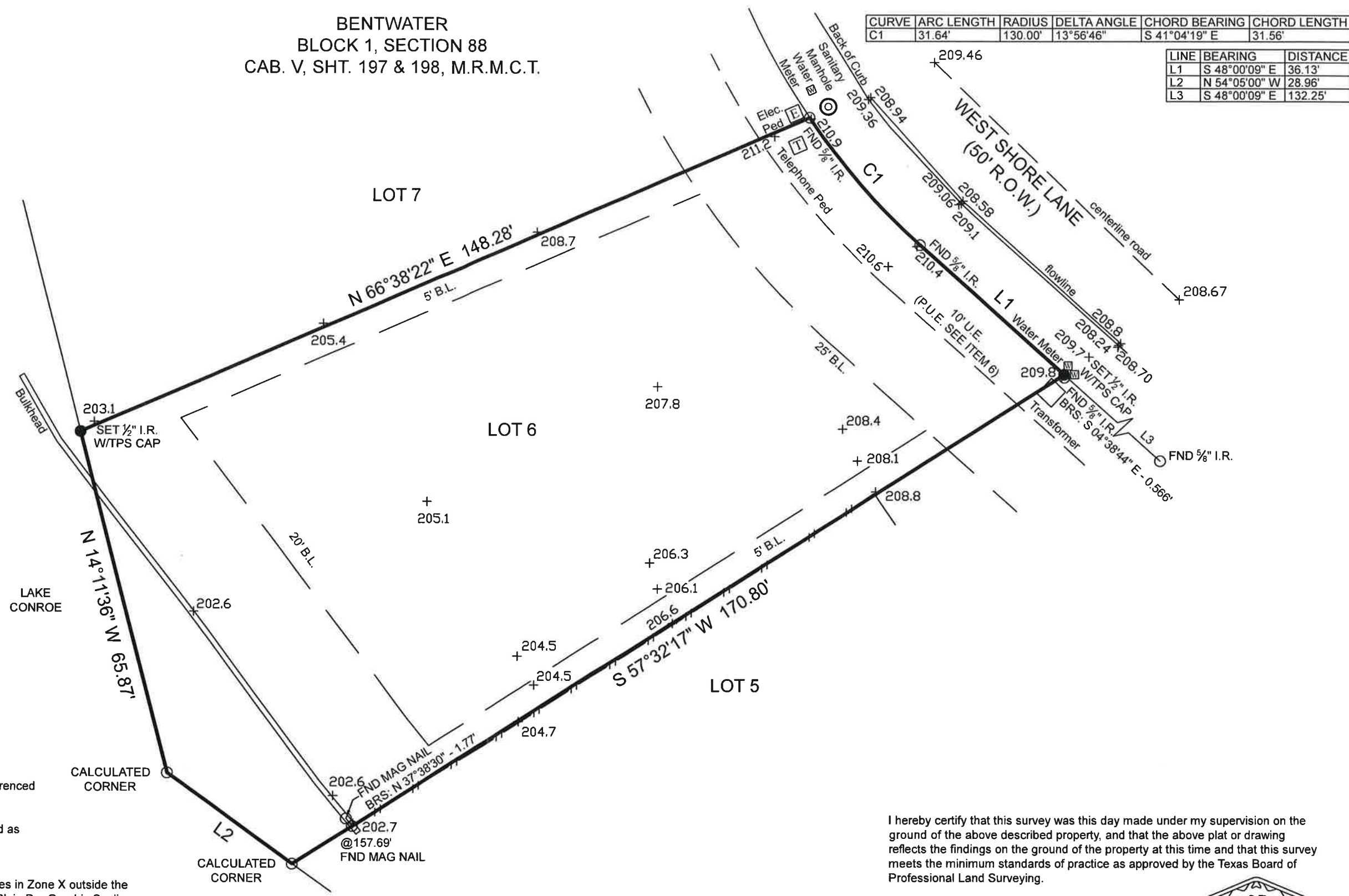
- 7) Elevations shown hereon are based on GPS observations and are referenced to the NAVD88, GEOID 2009.
- 8) This is a Topographic Survey only.
- 9) This does not represent a Boundary Survey, and Shall not be construed as such.
- 10) Bearings and Distances shown hereon are for locative purposes only.
- 11) Updated to show Topo only on 3/5/2020.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0200G having an effective date 08/18/2014.

Job No.: F127-699  
Scale: 1"=20'  
Date: 01/03/2020  
Drawn By: GD/DED  
Field Crew: JW/VL  
Revised: 2/29/2020 Topo

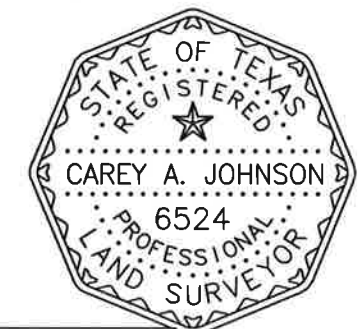
Purchaser Lamberto Correa Guzman and Silva Guzman  
Address 300 West Shore Lane, Montgomery, Tx 77356  
Lot 6, Block 1, Section 88  
Survey Owen Shannon, A 36  
Area \_\_\_\_\_  
Subdivision Bentwater  
Cabinet V, Sheet 197, 198, Map \_\_\_\_\_ Records \_\_\_\_\_  
Montgomery County, Texas

Basis of Bearings Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).



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.

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



**TEXAS**  
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