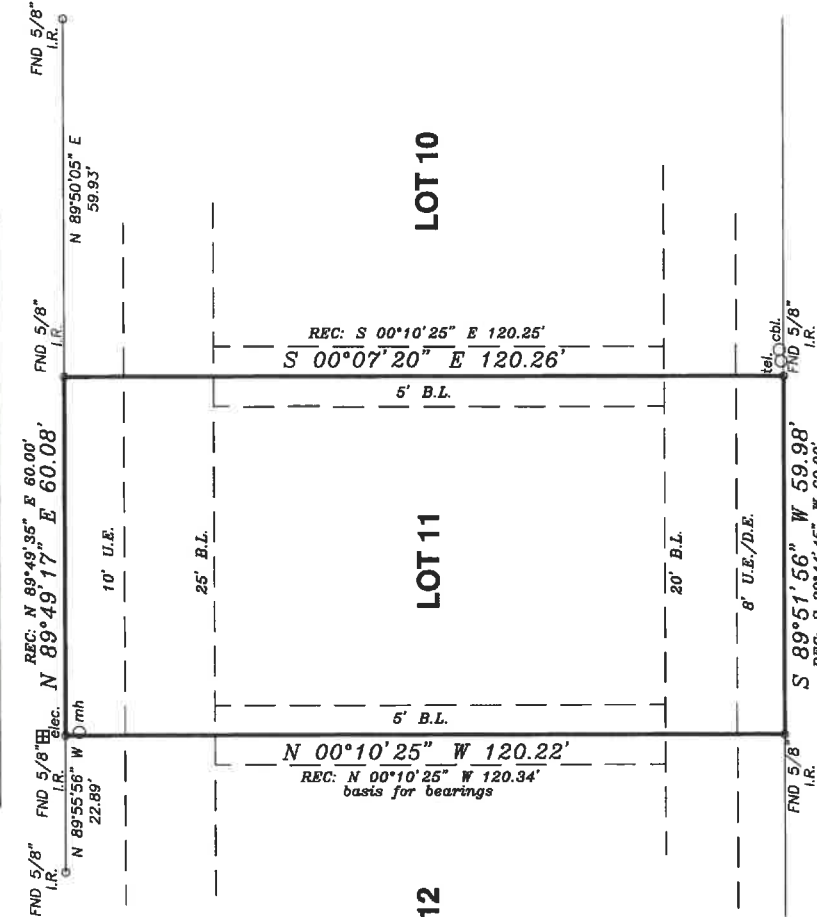




HIGHLAND POINT DRIVE
(50' R.O.W.)

BOUNDARY SURVEY
FOR: THOMAS MUELLER and VIRGINIA MUELLER
70 HIGHLAND POINT DRIVE
MONTGOMERY, TEXAS 77356



Lot 11, Block 1, Bentwater Subdivision, Section 33, a subdivision in the James J. Foster Survey, Abstract 203 according to the map or plat thereof in Cabinet G, Sheet 47A of the Map Records of Montgomery County, Texas. Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the First American Title Guaranty Co. S.F. No. 2279760-135/1. Effective date: 10/04/2017

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
Subject to applicable restrictive covenants listed under Items 1 & 10 of SCHEDULE B of said Title Commitment.

-Those as recorded under Cab. G, Shl. 47A, M.R.M.C.T.
-Terms and conditions as recorded under C.F.# 2008-082625 and re-filled under C.F.# 2009090643, and 20103090459, O.P.R.M.C.T.

General Notes:
1) 25' B.L. along front property lines
2) Per plat: A minimum slab elevation for each lot, which shall in no case be lower than the higher elevation of one (1) foot above the 100 year flood plain on each lot and that no house slab shall be constructed at an elevation of less than 205.5 feet.

-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded plat.

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0200 G, effective 08/18/14.
Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Date of Survey: 10/16/17 VL

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

BENTWATER SUBDIVISION
SECTION 33, BLOCK 1
CAB. G, SHEET 47A,
M.R.M.C.T.

LOT 12

LOT 11

LOT 10

LEGEND

- wm = water meter
- mh = manhole
- cbi = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- boc = back of curb
- rec. = record call
- B.L. = building line
- D.E. = utility easement
- D.E. = drainage easement
- A.C. = aerial easement
- M.C.D.R. = Montgomery County
- M.C.M.R. = Montgomery County Map Records

TEXAS
PROFESSIONAL
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3022 N. FRAZIER STREET - CONROE, TX 77383
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WWW.SURVEYINGTEXAS.COM
FIRM REGISTRATION No. 100834-00

PROJECT NO.
M4871-01

KEY
Map
1248

DRAWING DATE: 10/17/17
REVISED:
DRAWN BY: DED

75' Humble Pipeline Esmt.
Vol. 688, Pg. 896, M.C.D.R.