



TEXAS PROFESSIONAL SURVEYING, L.L.C.
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 FRM REGISTRATION NO. 100834-00

PROJECT NO. M419-02
 MAP 294N
 DRAWING DATE: 11/01/2016
 REVISIONS:
 DRAWN BY: MAW

CURVE RADII: ARC LENGTH CHORD LENGTH CHORD BEARING DELTA ANGLE
 C1 870.00 53.13 53.14 N 14°13'14" E 530.01

LEGEND
 fh = fire hydrant
 wv = water valve
 wn = water meter
 mn = manhole
 cb = catch basin
 tel = telephone box
 elec = electric box
 pp = power pole
 eoa = edge of asphalt
 rec = record call
 BL = building line
 U.E. = utility easement
 D.E. = drainage easement
 A.E. = aerial easement
 M.C.D.R. = Montgomery County Deed Records
 M.C.M.R. = Montgomery County Map Records

100 YEAR FLOOD PLAN PER REQUEST FOR CLOMR DATED JANUARY 4, 2005

LOT 61
 LOT 62
 LOT 63
 LOT 64
 LOT 65
 LOT 66
 LOT 67

BENDERS LANDING ESTATES SECTION 2 CAB. Y, SHEET 86, M.C.M.R.

LOI Land, L.L.C.
 Colled 2,883.06 Acres
 C.F. No. 2004-114162, O.P.R.M.C.T.

BOUNDARY & PLOT PLAN SURVEY FOR: MODERN HOMES TEXAS 4627 SILVER JADE DRIVE SPRING, TEXAS 77386

Being Lot 65, Block 4, of Benders Landing Estates, Section 2, situated in the Frederick Rudge Survey, Abstract No. 448, according to the map or plat thereof recorded in Cabinet Y, Sheet 86, of the Map Records of Montgomery County, Texas.

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
 - Cab. Y, Sheet 86, M.C.M.R. & C.F. No. 2005-060576, O.P.R.M.C.T.

General Notes:
 1) The surveyor has not abstracted the subject property.
 2) This survey is based on the information provided by the client and without the benefit of a current title report.
 3) Building lines, easements, deed restrictions and other matters may affect the subject property.
 4) The basis for bearings for this survey are based on the recorded plat of Benders Landing Estates, Section 2.
 5) Elevations shown hereon are based on GPS Observation and are referenced to the North American Vertical Datum 1988, (NAVD88).
 6) According to the recorded plat the Flowage Easement shown hereon is an arched main channel that may be inundated with storm flows during and after a storm event that has a 1% chance of occurring each year.

Subject property shown hereon is located in Shaded Zone X, and Zone AE, (Having a BFE=55.0') and does appear to lie within the 100-Year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0725 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 drawing correctly represents the facts found at the time of survey.

Date of Survey: October 20, 2016 RH

Richard T. Savory
 Registered Professional Land Surveyor No. 5966

