



6107 E Balsam Fir Circle

Lot 34, Block 1, Benders Landing Estates, Section 5, an addition to Montgomery County, Texas, according to the plat recorded in Cabinet Z, Sheet 808, Plat Records, Montgomery County, Texas.

PROVIDENCE TITLE



APPROX. LOCATION
ZONE X 500YR
48339C0725G
DATE 08/18/2014

METAL POST
FOR WITNESS
N 74°24'48" W 0.59'

BENDERS LANDING
ESTATES, SEC. 4
CAB. Z, SH 346-370

(R=600.00'
PER PLAT)

A=164.80'
R=599.92'

CONCRETE
BULKHEAD

WOOD
DECK

METAL POST
FOR WITNESS
N 27°12'58" W 0.90'

APPROX. LOCATION
ZONE X N.F.H.A.

0.6'
ON
20' FLOWAGE
EASMT.

75' BL

20' DRAINAGE
ESMT.

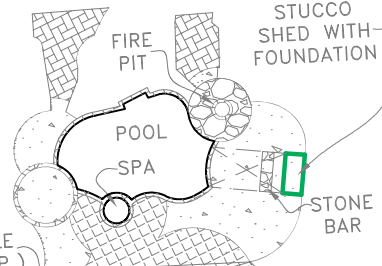
PAVERS
(TYP.)

10' BL &
DRAINAGE ESMT.

S 28°53'04" W 430.50'
(BASIS OF BEARINGS)

LOT
35

LOT
33



5' X 10.4'
STUCCO
SHED WITH
FOUNDATION

FIRE
PIT

POOL
SPA

STONE
BAR

TILE
(TYP.)

GAS
METER
26.0'

UNDERGROUND ELECTRIC
SERVICE AGREEMENT
C.F.NO. 2008-062721

75' BL

14' UTILITY
ESMT.

10' DRAINAGE
& UTILITY ESMT.

1215.42'
TO
SUNNY SKY PLACE

E BALSAM FIR CIRCLE
50' R.O.W.

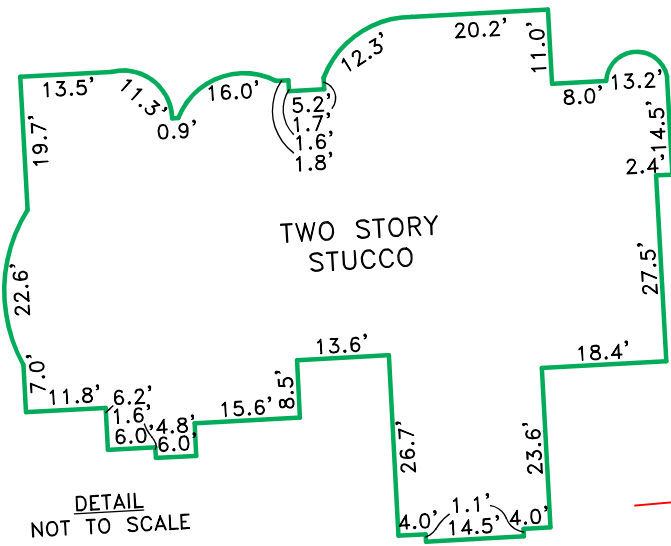
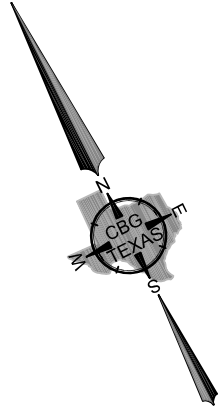
A=56.30'
R=1030.00'

N 64°14'50" W
36.39'

A=32.32'
R=1030.00'
(32.32' PER PLAT)

LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- I— IRON FENCE
- X — BARBED WIRE
- □ — DOUBLE SIDED WOOD FENCE
- / — EDGE OF ASPHALT
- / — EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



DETAIL
NOT TO SCALE

EXCEPTIONS:

NOTE: EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY: CAB. Z, SH. 808; C.F.NO(S). 2007-064560, 2007-086879, 2007-112818, 2007-134965, 2009-076802, 2010011785, 2011083584, 2012003852, 2012024096, 2012048749, 2012078086, 2013029967, 2013045780, 2013104289, 2014000943, 2014048103, 2014048259, 2014062443, 2014075745, 2016001342, 2016025441, 2017056892, 2018089414, 2009034444, 2008-062721

NOTES:

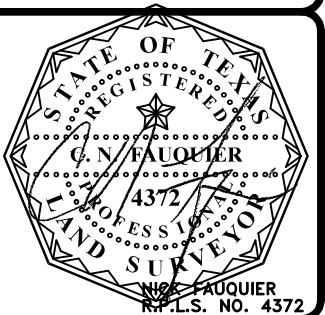
NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48339C0725G, this property does lie in Zone X 500 year and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Providence Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: ZC/KOP
 Scale: 1" = 50'
 Date: 02/26/2020
 GF No.: 131001531
 Job No. 2003685

CBG
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Date: _____
 Accepted by: _____
 Purchaser _____
 Purchaser _____