

CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1700.00	133.22	S 56°57'45" E	4°29'24"
C2	1700.00	126.97	S 52°34'44" E	4°16'38"
C3	1700.00	175.48	N 62°09'53" W	5°54'52"

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

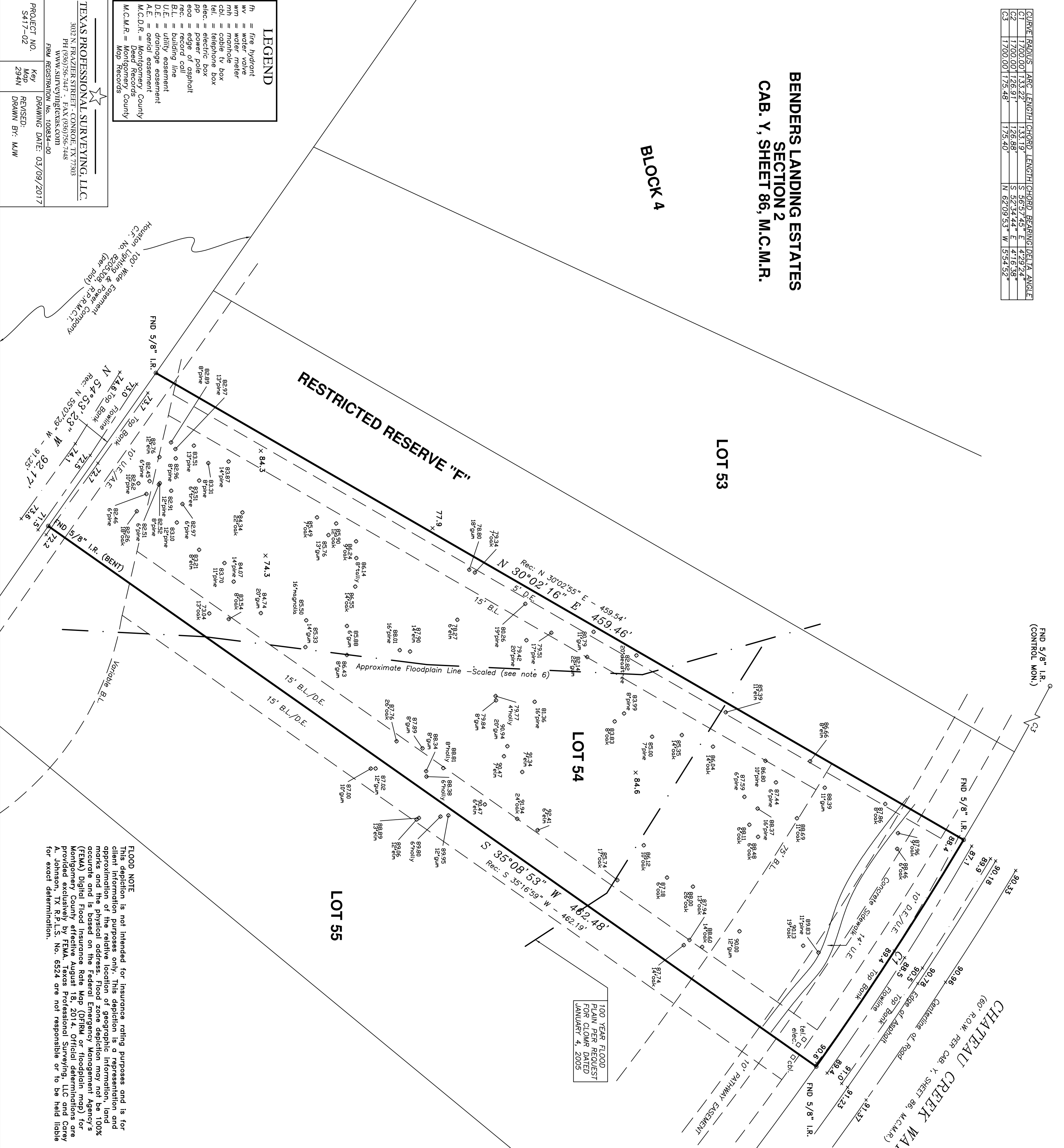
BLOCK 4

LOT 53

LOT 54

LOT 55

RESTRICTED RESERVE "F"

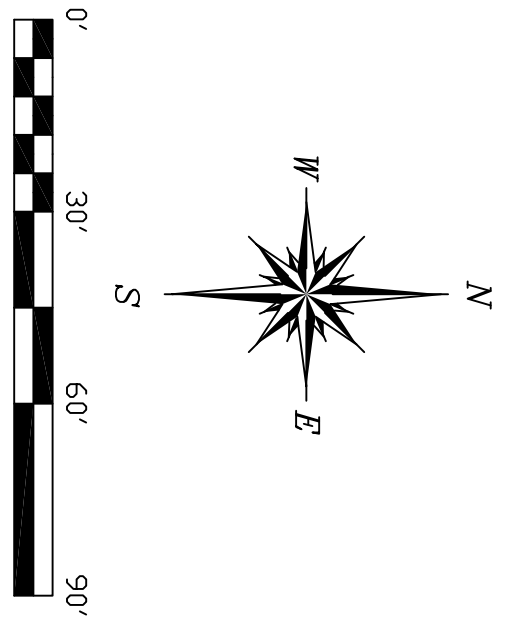


LEGEND

- fh = fire hydrant
- wv = water valve
- wn = water meter
- mn = manhole
- cb = cable box
- td = telephone box
- elec = electric pole
- dp = power pole
- ea = edge of asphalt
- rec = record call
- BL = building line
- UE = utility easement
- DE = drainage easement
- A.E. = aerial easement
- M.C.D.R. = Montgomery County Deed Records
- M.C.M.R. = Montgomery County Map Records

TEXAS PROFESSIONAL SURVEYING, LLC.
3032 N. FRIZLER STREET - CONROE, TX 77303
PH (936) 367-7477 - FAX (936) 367-7448
WWW.SURVEYINGTX.COM
FRM REGISTRATION NO. 100834-00

PROJECT NO. 3417-02
KEY MAP 294N
REVISION: DRAWING DATE: 03/09/2017
DRAWN BY: MAW



100 YEAR FLOOD PLAIN PER REQUEST FOR CLOM DATED JANUARY 4, 2005

FLOOD NOTE
This depiction is not intended for insurance rating purposes and is for client information purposes only. This depiction is a representation and approximation of the relative location of geographic information, and 100% accuracy and the physical address. Flood Zone depiction may not be 100% accurate and is based on the Federal Emergency Management Agency's (FEMA) Digital Flood Insurance Rate Map (DFIRM or floodplain map) for Montgomery County effective August 18, 2014. Official determinations are provided exclusively by FEMA, Texas Professional Surveying, LLC and Carey A. Johnson, TX R.P.L.S., No. 6524 are not responsible or to be held liable for exact determination.

BOUNDARY/TREE & TOPOGRAPHY SURVEY
FOR: SEAN NATIONS HOME BUILDERS
4502 CHATEAU CREEK WAY
SPRING, TEXAS 77386

Being Lot 54, 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) 100 year floodplain scaled per plat.

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: March 6, 2017 RH

Carey A. Johnson
Registered Professional Land Surveyor No. 6524