

BARCO COURT

(60' R.O.W.)

(A) FND 5/8" I.R.

LOT 17

LOT 16

130.45'

FND 5/8" I.R.  
W/CAP MARKED  
"POWERS ENGINEERING"

15' U.E. & D.E.

N 49°48'26" E 130.07'

20' B.L.  
2002-029410

15' U.E. & D.E.

N 40°11'34" W 350.00'

20' B.L.  
2002-029410

15' U.E. & D.E.

FND 5/8" I.R.  
W/CAP MARKED  
"POWERS ENGINEERING"

LOT 16

S 40°11'34" E 350.00'

50' B.L.

15' U.E. & D.E.

20' B.L.  
2002-029410

LOT 15  
BLOCK 16

(VACANT)

20' B.L.  
2002-029410

15' U.E. & D.E.

N 40°11'34" W 350.00'

LOT 14

75' B.L.  
2002-029410

14' U.E.  
5' D.E.

FND 1/2" I.R.  
W/CAP MARKED  
(ILLEGIBLE)

260.14'  
LOT 13  
LOT 12  
(B) FND 5/8" I.R.

EAST BENDERS LANDING BOULEVARD  
(60' R.O.W.)

S 49°48'26" W 130.07'



NOTES:

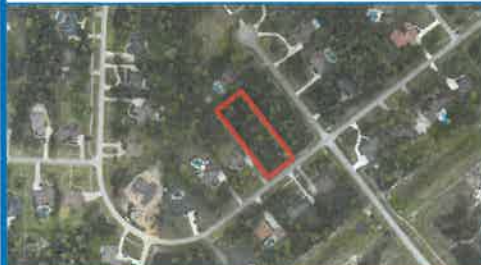
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON FEBRUARY 16, 2022 UNDER G.F. NO. 22339037403.
7. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE WITH CENTERPOINT ENERGY AS RECORDED UNDER C.F. NO. 2003-053284, 2003-053285, 2003-053286, AND 2004-008947 O.P.R.M.C.

LEGEND

B.L. = BUILDING LINE  
 U.E. = UTILITY EASEMENT  
 D.E. = DRAINAGE EASEMENT

FENCE  
 // // // WOOD  
 \* \* \* METAL

LEGAL DESCRIPTION: LOT 15, IN BLOCK 16, OF BENDERS LANDING, SEC. 2, A SUBDIVISION OF 767.79 ACRES OF LAND OUT OF THE MONTGOMERY COUNTY SCHOOL LAND SURVEY, A-351, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET R, SHEETS 142 THROUGH 149 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.



TITLE COMPANY:

G.F. #: 22339037403

ISSUE DATE: FEBRUARY 16, 2022



STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

RICHARD FUSSELL  
4148

SURVEYOR'S CERTIFICATE:  
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON FEBRUARY 25, 2022 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL  
RPLS# 4148

CLIENT:  
SERIKGALY MUKATAEV AND DINARA MUKATAEVA

ADDRESS:  
27315 EAST BENDERS LANDING BOULEVARD

www.survey1inc.com  
survey1@survey1inc.com

FIELD CREW: NG  
TECH: LT

DRAFTER: JC  
FINAL CHECK: EF

DATE: 03-01-2022

JOB#: 2-108600-22

Survey 1, Inc.  
Your Land Survey Company  
Firm Registration No. 100758-00  
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382