



MANHOLE  
TOP OF RIM=92.16'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.00'	9.41'	9.41'	N 40° 44' 34" E	1° 59' 29"
C2	270.00'	150.85'	186.90'	S 19° 29' 42" W	40° 29' 56"

  

LINE	BEARING	DISTANCE
L1	N 41° 42' 28" E	150.12'

BENDERS LANDING  
BLOCK 16, SECTION 2  
CAB. R. SHEETS 142-149  
M.R.M.C.T.

**BOUNDARY & TREE / TOPOGRAPHIC SURVEY**

Surveyor has relied on information provided by:  
Old Republic National Title Insurance Company  
G.F. No. 21010433  
Effective date: August 8, 2021

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

1. Those as per item 1, Schedule B, of said Title Commitment.
2. 75' B.L. along the front property line, 20' B.L. along the side and rear property lines as set out in declaration per G.F. No. 2002029410, O.P.R.M.C.T. (Does affect/shown hereon)
3. Terms and provisions of that certain agreement for underground electric service with CenterPoint Energy Houston Electric, LLC per C.F. Nos. 2003053284, 2003053285, 2003053286 and 2004006947, O.P.R.M.C.T. (Blanket)

**General Notes:**

1) Elevations shown hereon are based on GPS observations and are referenced to the NAVD83, GEOID 12B.

This Property Lies in Shaded Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 48339C0725G, revised under FEMA Letter of Map Revision per Case No. 15-06-0015P, having an effective date of 11/25/2014.

Job No.: V140-01  
Scale: 1"=20'  
Date: 09/14/2021  
Drawn By: GMD/ED  
Checked by: ERP  
Field Crew: MP  
Revised: \_\_\_\_\_

Purchaser: Keith VanMater  
Address: 27506 Buena Way, Spring, TX, 77386  
Lot: 5, Block: 16, Section: 2  
Survey: Montgomery County School Land, A: 351  
Area: \_\_\_\_\_  
Subdivision: Benders Landing  
Cabinet: R, Sheets: 142-149, Map Records  
Revised: \_\_\_\_\_  
Montgomery County, Texas

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).  
Basis of Bearings: \_\_\_\_\_

3032 N. FRAZIER STREET - CONROE, TX 77305  
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www.surveyingtexas.com  
FIRM REGISTRATION NO. 100854-00

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Michael S. Partridge  
Registered Professional Land Surveyor No. 6125