

0' 30' 60' 90'

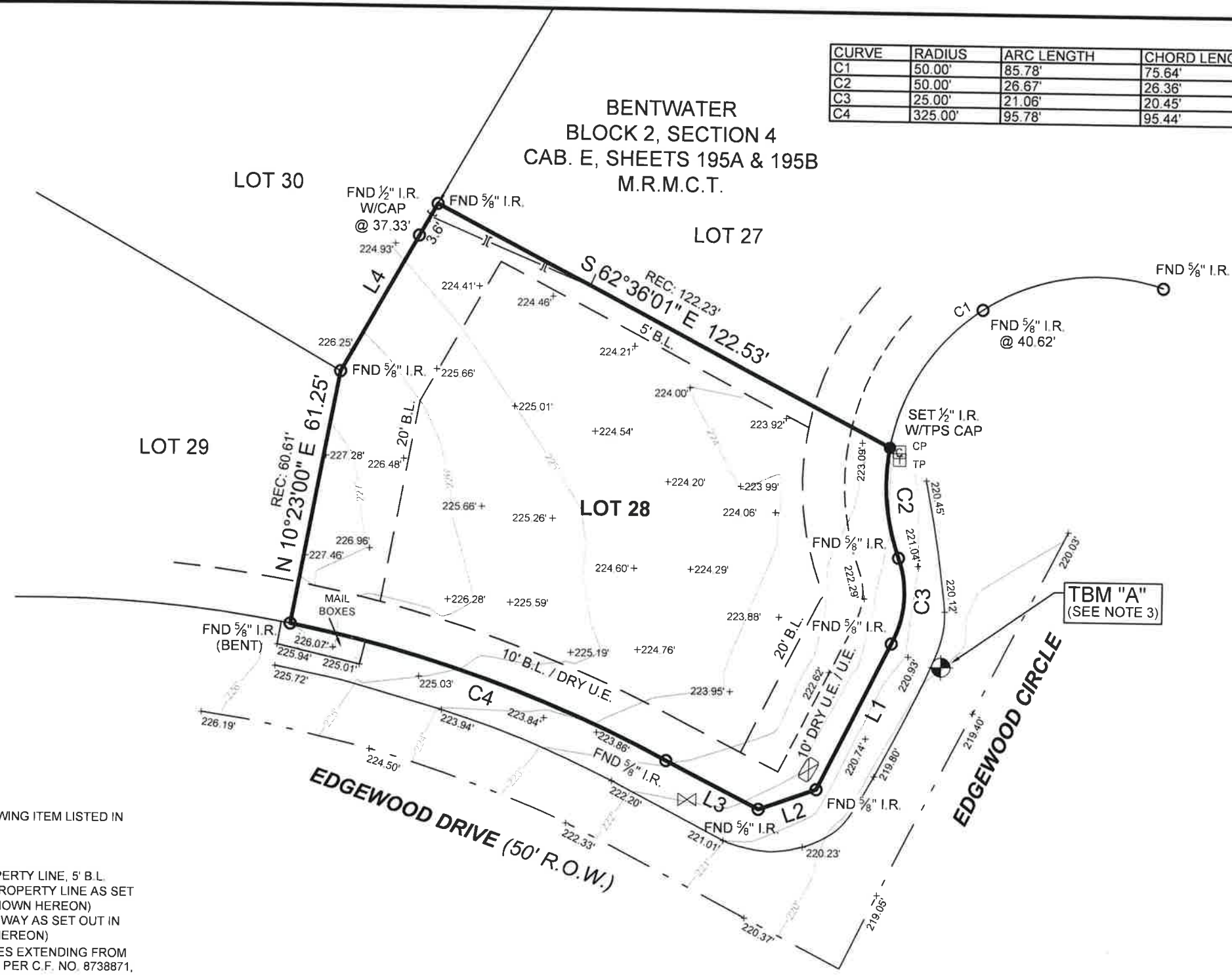
Scale: 1" = 30'

**SYMBOL LEGEND**

- |— IRON FENCE
- ⊠ CABLE PEDESTAL (CP)
- ⊞ TELEPHONE PEDESTAL (TP)
- ⊗ VAULT
- ⊗ WATER VALVE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	85.78'	75.64'	N 59°03'11" E	98°17'40"
C2	50.00'	26.67'	26.36'	S 05°22'30" E	30°33'42"
C3	25.00'	21.06'	20.45'	S 03°56'56" W	48°16'22"
C4	325.00'	95.78'	95.44'	N 70°52'56" W	16°53'10"

LINE	BEARING	DISTANCE
L1	S 26°33'35" W	39.02'
L2	S 70°18'53" W	14.46'
L3	N 63°26'32" W	24.98'
L4	N 29°29'28" E	46.10'



**BOUNDARY & TOPOGRAPHIC SURVEY**

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
 TITLE RESOURCES GUARANTY COMPANY  
 G.F. NO. 2999922-00329  
 EFFECTIVE DATE: MARCH 10, 2022

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- THOSE AS PER ITEM 1, SCHEDULE B, OF SAID TITLE COMMITMENT.
- 25' B.L. ALONG THE FRONT PROPERTY LINE, 20' B.L. ALONG THE REAR PROPERTY LINE, 5' B.L. ALONG THE SIDE PROPERTY LINES AND 10' B.L. ALONG THE SIDE STREET PROPERTY LINE AS SET OUT IN RESTRICTIONS PER C.F. NO. 8738871, R.P.R.M.C.T. (DOES AFFECT/SHOWN HEREON)
- 10' U.E. ALONG THE PROPERTY LINES ADJACENT TO THE STREET RIGHT OF WAY AS SET OUT IN RESTRICTIONS PER C.F. NO. 8738871, R.P.R.M.C.T. (DOES AFFECT/ SHOWN HEREON)
- 5' SERVICE U.E., BEING 2 1/2' ON EACH SIDE OF UNDERGROUND SERVICE LINES EXTENDING FROM THE SURFACE OF THE GROUND DOWNWARD AS SET OUT IN RESTRICTIONS PER C.F. NO. 8738871, R.P.R.M.C.T. (BLANKET)

**GENERAL NOTES:**

- ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NAVD88, GEOID 12B.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON THIRD-PARTY LOCATE. SURVEYOR DOES NOT CERTIFY TO ACCURACY.
- TBM "A" - BEING A 60D NAIL SET IN CONCRETE, APPROXIMATELY 41.58' FEET NORTHEAST FROM THE SOUTHEASTERN CORNER OF SUBJECT PROPERTY, AS SHOWN HEREON. ELEVATION = 219.63' FEET.

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.

<p><b>TEXAS PROFESSIONAL SURVEYING</b>                  3032 N. Frazier, Conroe, Texas 77303                  Ph: 936.756.7447 Fax: 936.756.7448                  www.surveyingtexas.com                  Firm No. 10083400</p>	PROJECT NUMBER	24038_TOPO
	DATE	03-31-2022
	DRAWN BY	GM/MB
	CHECKED BY	ERP/NW
	FIELD CREW	TM
	REVISION 1	
	REVISION 2	
REVISION 3		
REVISION 4		

PURCHASER.....CHRIS DICICCO AND MICHELLE TRAN  
 ADDRESS.....5 EDGEWOOD CIRCLE, MONTGOMERY, TX, 77356  
 SURVEY.....JAMES J. FOSTER, A - 203  
 SUBJECT.....LOT 28, BLOCK 2  
 SUBDIVISION.....BENTWATER, SECTION 4  
 RECORDING.....CABINET E, SHEETS 195A & 195B, MAP RECORDS  
 COUNTY.....MONTGOMERY

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0225G HAVING AN EFFECTIVE DATE OF 08/18/2014.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

Michael S. Partridge  
 Registered Professional Land Surveyor No. 6125

