



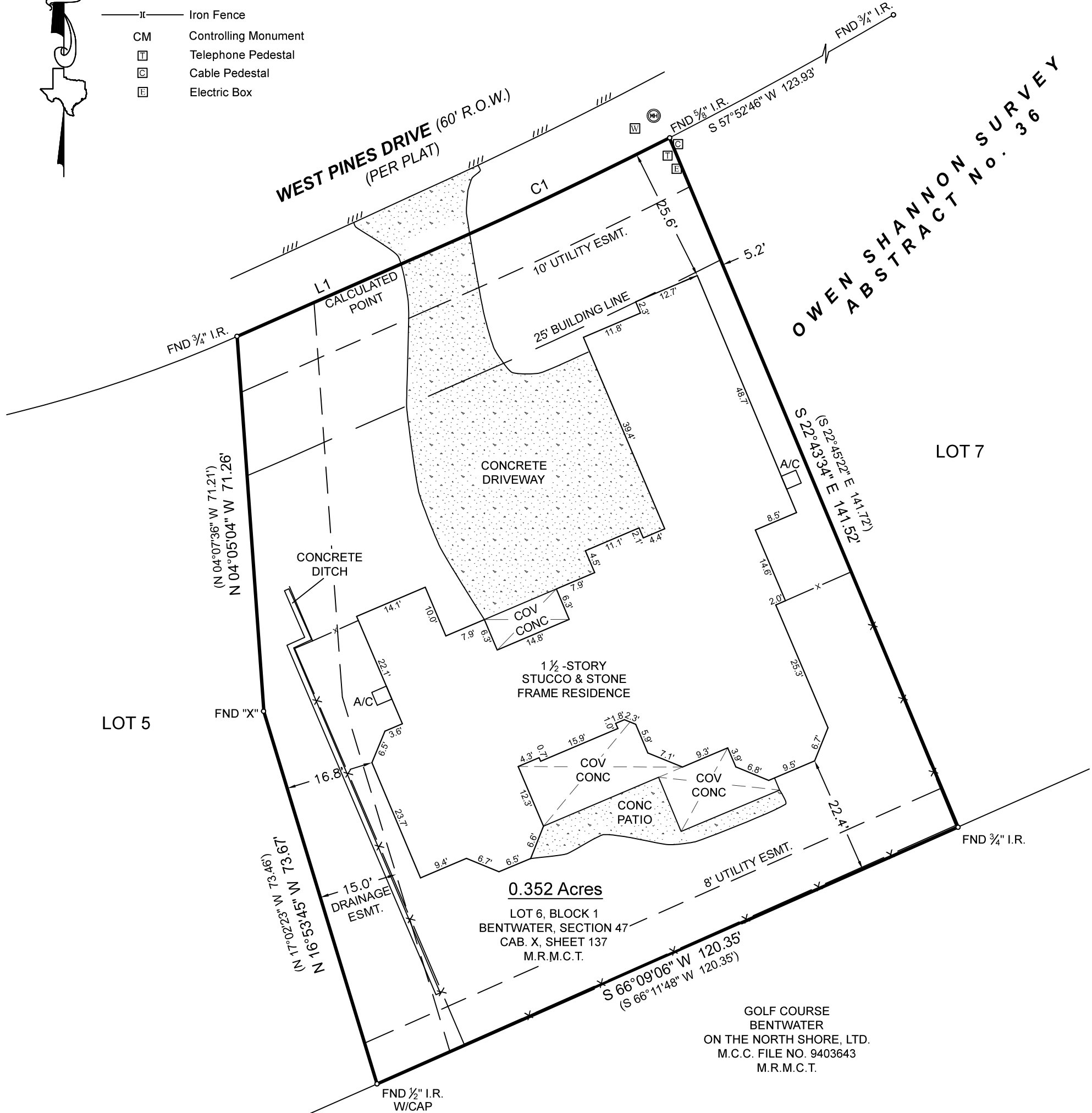
Scale: 1" = 20'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	825.60'	53.01'	53.01'	N 64°42'52" E	3°40'44.94"

LINE	BEARING	DISTANCE
L1	S 66°11'48" W	37.12'

MAP LEGEND

- Found Survey Monument
- ⊕ Manhole
- (Brg. / Dist.) Record Information
- |— Iron Fence
- CM Controlling Monument
- Telephone Pedestal
- Cable Pedestal
- Electric Box



LOT 5

LOT 7

0.352 Acres

LOT 6, BLOCK 1
BENTWATER, SECTION 47
CAB. X, SHEET 137
M.R.M.C.T.

GOLF COURSE
BENTWATER
ON THE NORTH SHORE, LTD.
M.C.C. FILE NO. 9403643
M.R.M.C.T.

BOUNDARY & IMPROVEMENT
SURVEY

Purchaser Richard and Stephanie Osburn
Address 300 West Pines Drive
Montgomery, Texas, 77356
Survey Owen Shannon Survey, A -36
Area 0.352 Acres
Lot 1
Block 6
Section 47
Subdivision Bentwater (Golf
Cabinet X, Sheet 137, Map Records
Montgomery County, Texas

Surveyor has relied on information provided by:
First American Title Guaranty Company
G.F. No. 2681854-H043
Effective date: October 01, 2021

The Subject Tract(s) as shown hereon may be subject to the following item(s)
listed in Schedule B, Item 10. of said Title Commitment:

- d) A 25 foot building setback line along the Front property line as set forth on the recorded plat and dedication. (Affects Subject Property)
- e) Utility and Drainage easement(s) as set out on plat/map in Cabinet X, Sheet 137, M.R.M.C.T.
- f) Easement as shown on the recorded plat and dedication:
Purpose: Drainage Location: 15 feet wide on each side of the center line of all gullies, ravines and other natural drainage courses on the herein described property. (Affects Subject Property)

No portion of this property appears to lie within the 100 Year Floodplain per graphic scaling of Community Panel No. 48339C0200G having an effective date of 08/18/2014.

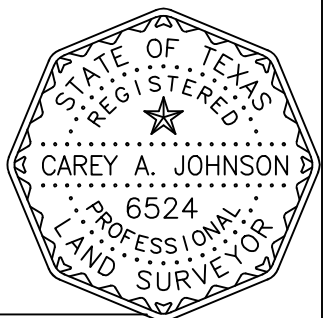
Basis of Bearings:

Bearings shown hereon are based on the recorded plat of said subdivision.

Job No.: F127-1224
Scale: 1" = 20'
Date: 10/21/2021
Drawn By: LEG
Field Crew: VL
Checked By: MN
Revised: /-/-



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FIRM REGISTRATION No. 100834-00



Carey A. Johnson
Registered Professional Land Surveyor No. 6524