

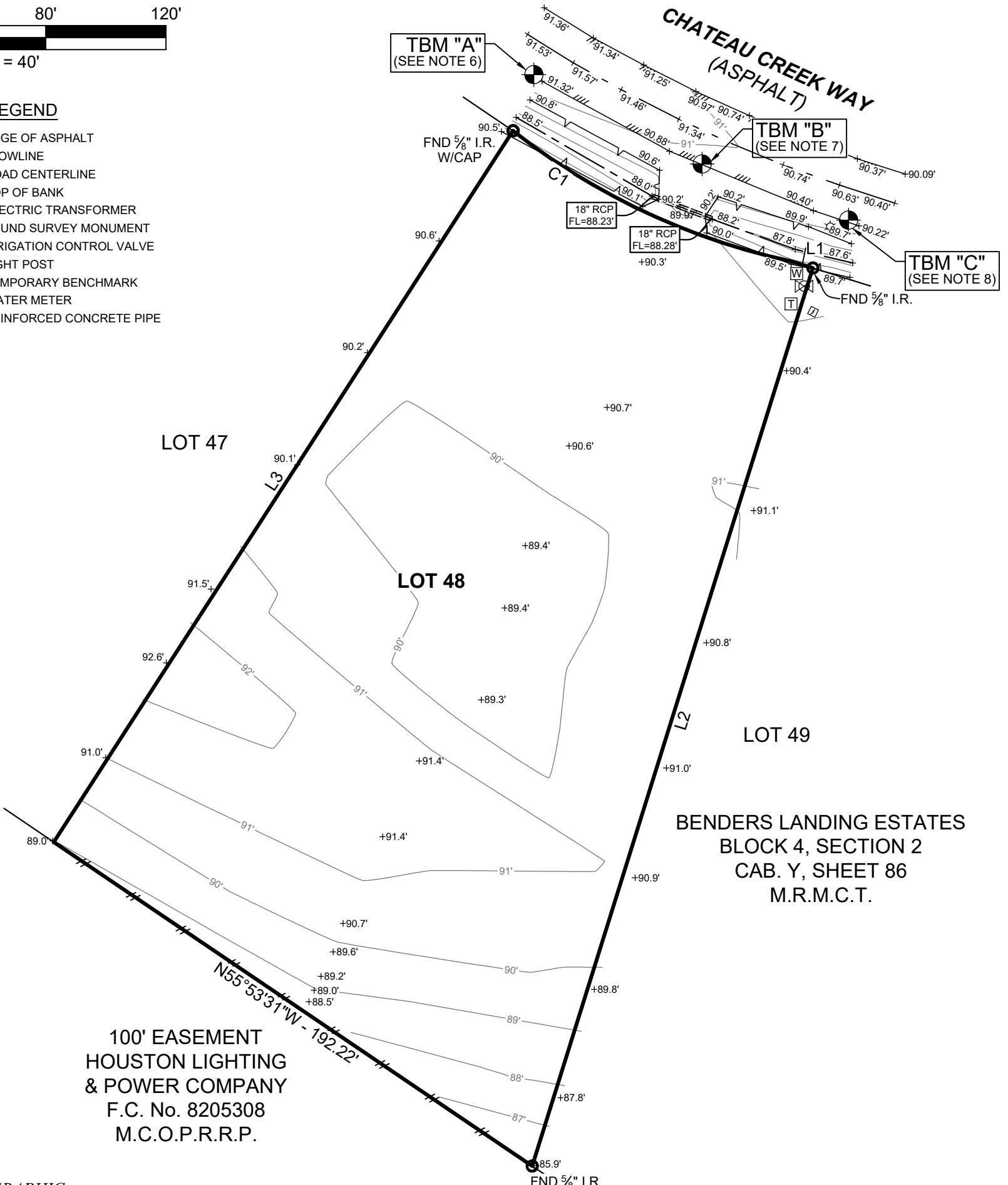
0' 40' 80' 120'



Scale: 1" = 40'

**SYMBOL LEGEND**

- EDGE OF ASPHALT
- FLOWLINE
- ROAD CENTERLINE
- TOP OF BANK
- ELECTRIC TRANSFORMER
- FOUND SURVEY MONUMENT
- IRRIGATION CONTROL VALVE
- LIGHT POST
- TEMPORARY BENCHMARK
- WATER METER
- RCP



100' EASEMENT  
HOUSTON LIGHTING  
& POWER COMPANY  
F.C. No. 8205308  
M.C.O.P.R.R.P.

BENDERS LANDING ESTATES  
BLOCK 4, SECTION 2  
CAB. Y, SHEET 86  
M.R.M.C.T.

TOPOGRAPHIC  
SURVEY

**GENERAL NOTES:**

1. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.
2. THIS IS A TOPOGRAPHIC SURVEY ONLY.
3. THIS DOES NOT REPRESENT A BOUNDARY SURVEY, AND SHALL NOT BE CONSTRUED AS SUCH.
4. BEARINGS AND DISTANCES SHOWN HEREON ARE FOR LOCATIVE PURPOSES ONLY.
5. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON THE PUBLISHED VALUE OF NGS BENCHMARK PID BL1164, DESIGNATION L 1149, PUBLISHED ELEVATION 166.90'.

VERTICAL MEASUREMENTS WERE MADE VIA GPS OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE STATION (VRS) NETWORK USING GEOID18. NO DATUM ADJUSTMENT WAS MADE. THE OBSERVED ELEVATION OF THE MENTIONED BENCHMARK IS 166.92'.

6. TBM "A" - BEING A MAG NAIL SET IN ASPHALT, APPROXIMATELY 19.94' FEET FROM THE NORTHWESTERN CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREON. ELEVATION = 91.38' FEET, NAVD88, GEOID 18.
7. TBM "B" - BEING A MAG NAIL SET IN ASPHALT, APPROXIMATELY 50.56' FEET FROM THE NORTHEASTERN CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREON. ELEVATION = 90.91' FEET, NAVD88, GEOID 18.
8. TBM "C" - BEING A MAG NAIL SET IN ASPHALT, APPROXIMATELY 19.83' FEET FROM THE NORTHEASTERN CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREON. ELEVATION = 90.30' FEET, NAVD88, GEOID 18.

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S72° 38' 27"E	7.38'
L2	S17° 21' 33"W	313.10'
L3	N32° 50' 42"E	281.73'

BOUNDARY CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	227.85'	103.28'	025.9708	102.40'	S64° 53' 52.97"E

PROJECT NUMBER	30799_TOPO
DATE	02-01-2023
DRAWN BY	MB
CHECKED BY	NW
FIELD CREW	JL
REVISION 1	02-22-2023_CLR
REVISION 2	-
REVISION 3	-
REVISION 4	-

ALL OF THIS PROPERTY APPEARS TO LIE WITHIN THE 500 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48339C0725G HAVING AN EFFECTIVE DATE OF 08/18/2014.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

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.

PURCHASER..... SHANT AZAIAN  
ADDRESS..... 4426 CHATEAU CREEK WAY, SPRING, TX, 77386  
SURVEY..... FREDERICK RUDE, A - 448  
SUBJECT..... LOT 48, BLOCK 4  
SUBDIVISION..... BENDERS LANDING ESTATES, SECTION 2  
RECORDING..... CABINET Y, SHEET 86, MAP RECORDS  
COUNTY..... MONTGOMERY

Carey A. Johnson  
Registered Professional Land Surveyor No. 6524

