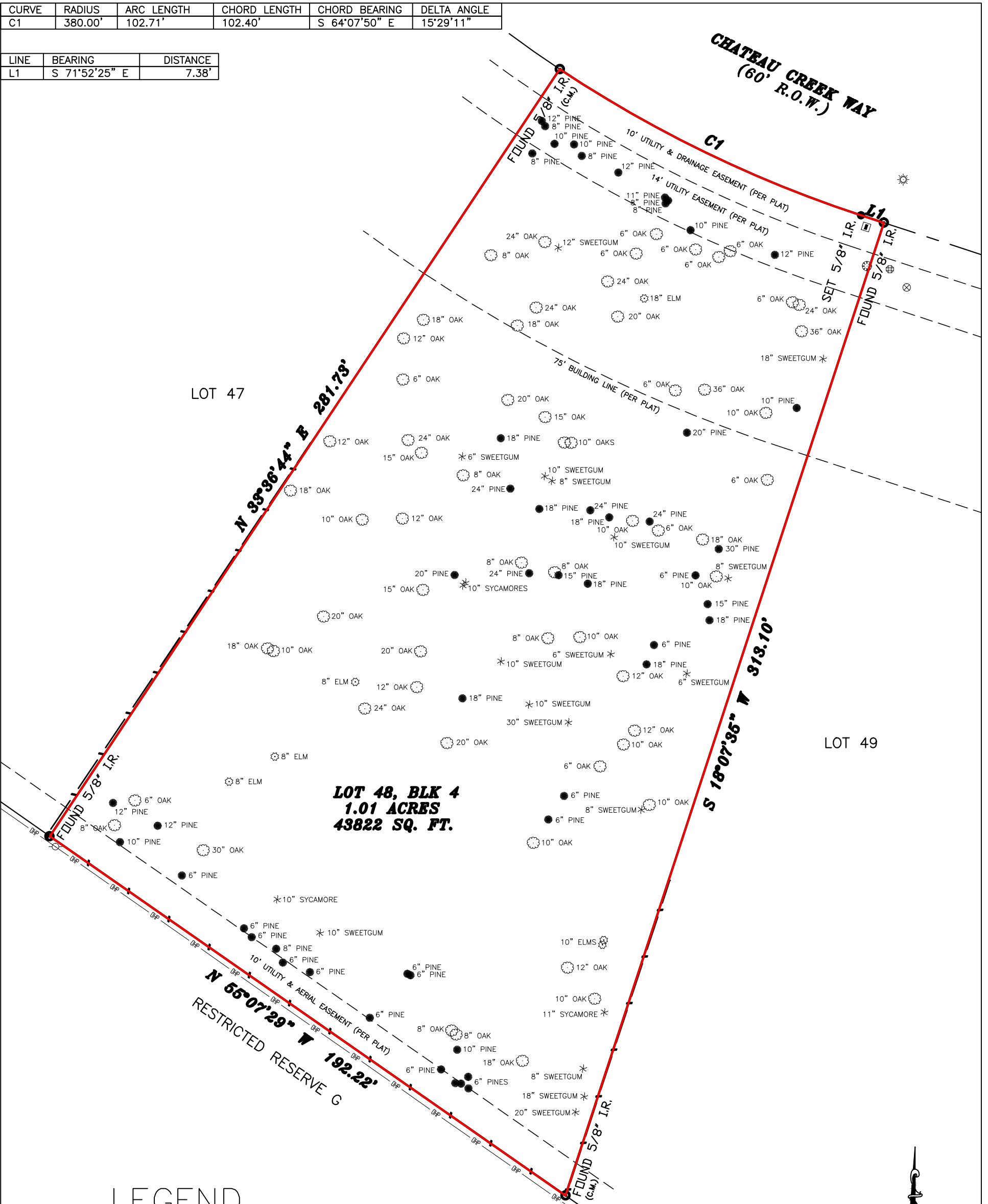


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	380.00'	102.71'	102.40'	S 64°07'50" E	15°29'11"

LINE	BEARING	DISTANCE
L1	S 71°52'25" E	7.38'



**LOT 48, BLK 4**  
**1.01 ACRES**  
**43822 SQ. FT.**

## LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- SET MONUMENT
- ⊙ OAK TREE
- PINE TREE
- ⊙ ELM TREE
- \* MISC TREE
- ⊙ CABLE BOX
- ☀ LIGHT POLE
- POWER POLE
- ⊗ TELE PEDESTAL
- ⊠ WATER METER
- ⊕ TRANSFORMER
- o— OVERHEAD POWER
- |— WOOD FENCE
- - - EASEMENT LINE

NOTES:  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY FOR ANY UNDISCLOSED EASEMENTS ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES BEARINGS BASED ON RECORDED PLAT/DEED OF BENDERS LANDING ESTATES, SECTION 2 (CAB Y, SHT 86 M.R.M.C.) FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FIRMS THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS



<b>LOT:</b> LOT 48	<b>BLOCK:</b> 04	<b>SECTION:</b> 02	<b>SUBDIVISION:</b> BENDERS LANDING ESTATES	This lot DOES NOT appear to lie in the 100 year flood plain and appears to be in ZONE(s) "SHADED_X" as located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 48339C0725G dated 08/18/2014
<b>RECORDATION:</b> CAB Y, SHT 86 M.R.M.C.		<b>COUNTY:</b> MONTGOMERY TX	<b>ST:</b> TX	
<b>RECORD OWNER:</b> EDWARD PONCE		<b>TITLE COMPANY:</b>		
<b>PURCHASER:</b> <b>LENDER:</b> <b>ADDRESS:</b> 4426 CHATEAU CREEK WAY SPRING, TX 77386				
<b>FIELD WORK:</b> TG				<b>JOB #:</b> 2103054
<b>DRAFTED BY:</b> DK, JR 03/22/2021				
<b>CHECKED BY:</b> DK, SR				
<b>G.F. NUMBER</b>				



FIRM NO.  
10152100

I, David E. King, Sr., Texas Registered Professional Surveyor Number 4503, hereby certify to the Title Insurer, Lender, and Purchaser referenced herein ONLY, that this plat was made from an actual survey on the ground by me or under my direction; this survey substantially complies to the current Texas Society of Professional Surveyors Standards and Specifications. Not valid without both electronic seal and signature.

DAVID E. KING 03/22/2021 DATE

**KLSS**  
**KING'S LAND SURVEYING SOLUTIONS, LLC**  
 Professional Land Surveyors  
 315 GENTRY STREET #C5 SPRING, TX 77373 (281)350-8003