

Notes:

1. Basis of Bearings: West line of subject property per the recorded plat & CF No. 2008-018231.
2. Survey performed without the benefit of a title report and may be subject to easements and/or restrictions not show.
3. Elevations are based on GPS observations.
4. TBM is a pk nail set in pavement with an elevation of 95.26 feet.




B.L. = BUILDING LINE  
 U.E. = UTILITY EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 NG = NATURAL GROUND  
 CLR = CENTERLINE ROAD

⊙-⊙ = WROUGHT IRON FENCE

—#—# = WOOD FENCE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	3°28'10"	1485.00'	89.92'	44.98'	89.91'	N 87°34'48" E

LINE	BEARING	DISTANCE
L1	S 73°47'21" W	61.68'
L2	N 60°02'59" W	53.93'

-  O = OAK TREE
-  P = PINE TREE
-  = TBM

This property lies within ZONE 'X' as SCALED from FEMA Map Panel Number 48339C0725G, dated August 18, 2014.

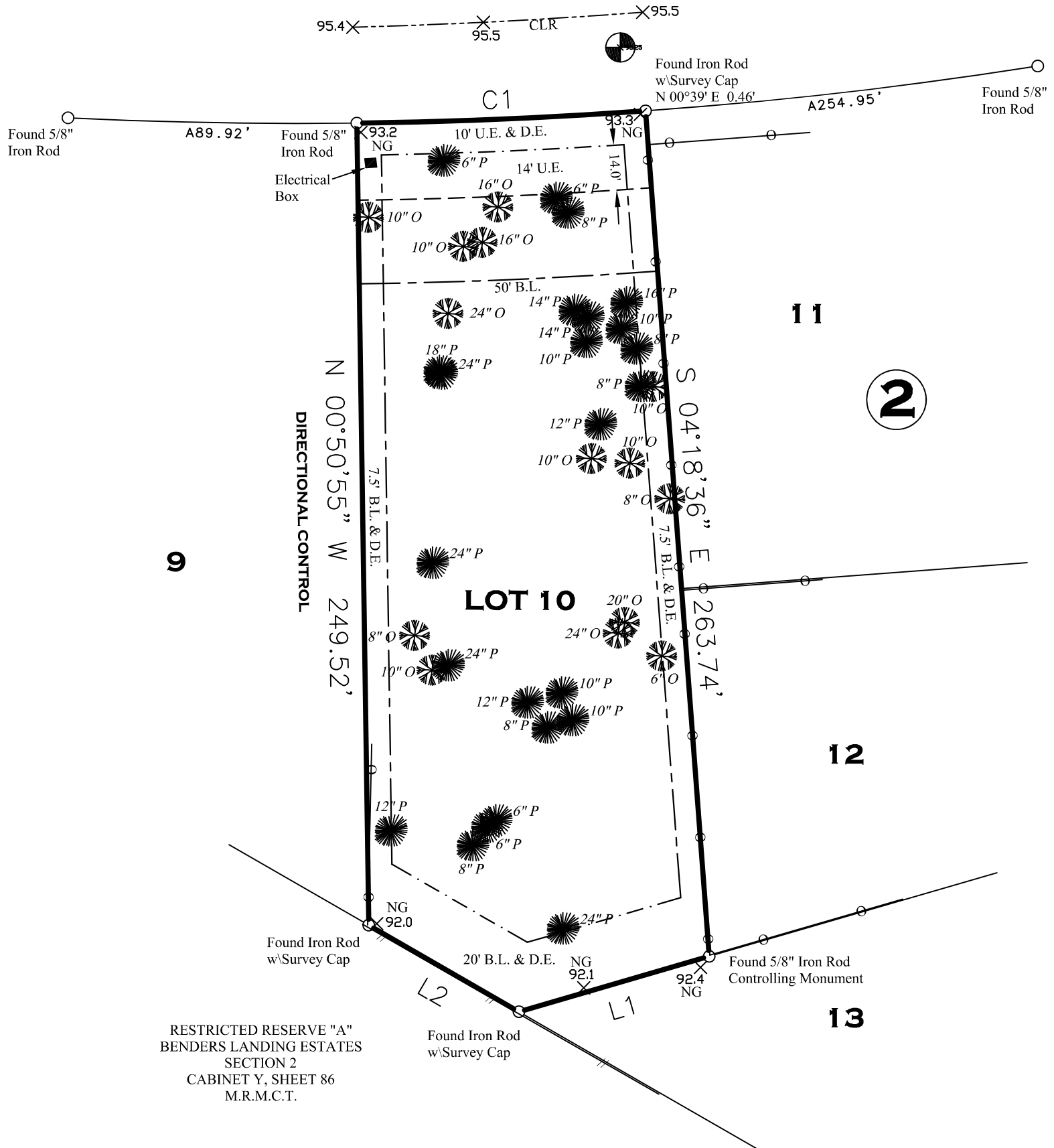
THIS MEANS THAT THE SUBJECT PROPERTY SCALES OUTSIDE THE 100 YEAR FLOOD PLAIN.

This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.



## BRIGHT TIMBER LANDING DRIVE

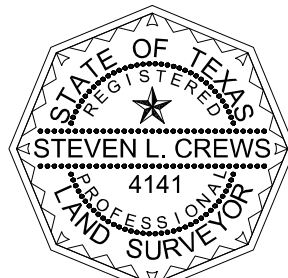
60' R.O.W. (PRIVATE)



RESTRICTED RESERVE "A"  
 BENDERS LANDING ESTATES  
 SECTION 2  
 CABINET Y, SHEET 86  
 M.R.M.C.T.

Lot Ten (10), in Block Two (2), of BENDERS LANDING ESTATES, SECTION 3, a subdivision in Montgomery County, Texas according to the map or plat thereof, recorded in Cabinet Z, Sheet 1134, of the Map Records of Montgomery County, Texas;

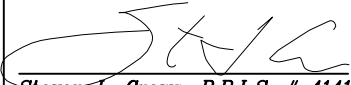
Date: April 14, 2021	GF No. n\ a
Job No. 21-0063	Scale: 1" = 40' (11"x17")
Address: 5510 Bright Timber Landing Drive	Drawn By: EEC
City, State Spring, Texas	Zip: 77386 Rev: 0
<b>C &amp; C SURVEYING, INC.</b>	
Firm Number 10009400	
7424 FM 1488, Suite A Magnolia, Texas 77354	
Office: 281-356-5172 Fax: 281-356-1935	
survey@surveying.com/www.ccsurveying.com	



R.P.L.S. Seal

Certified To: Dreamtech Homes  
 Client: Dreamtech Homes

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, 3, and 6 CONDITION III SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

  
 Steven L. Crews R.P.L.S. # 4141