

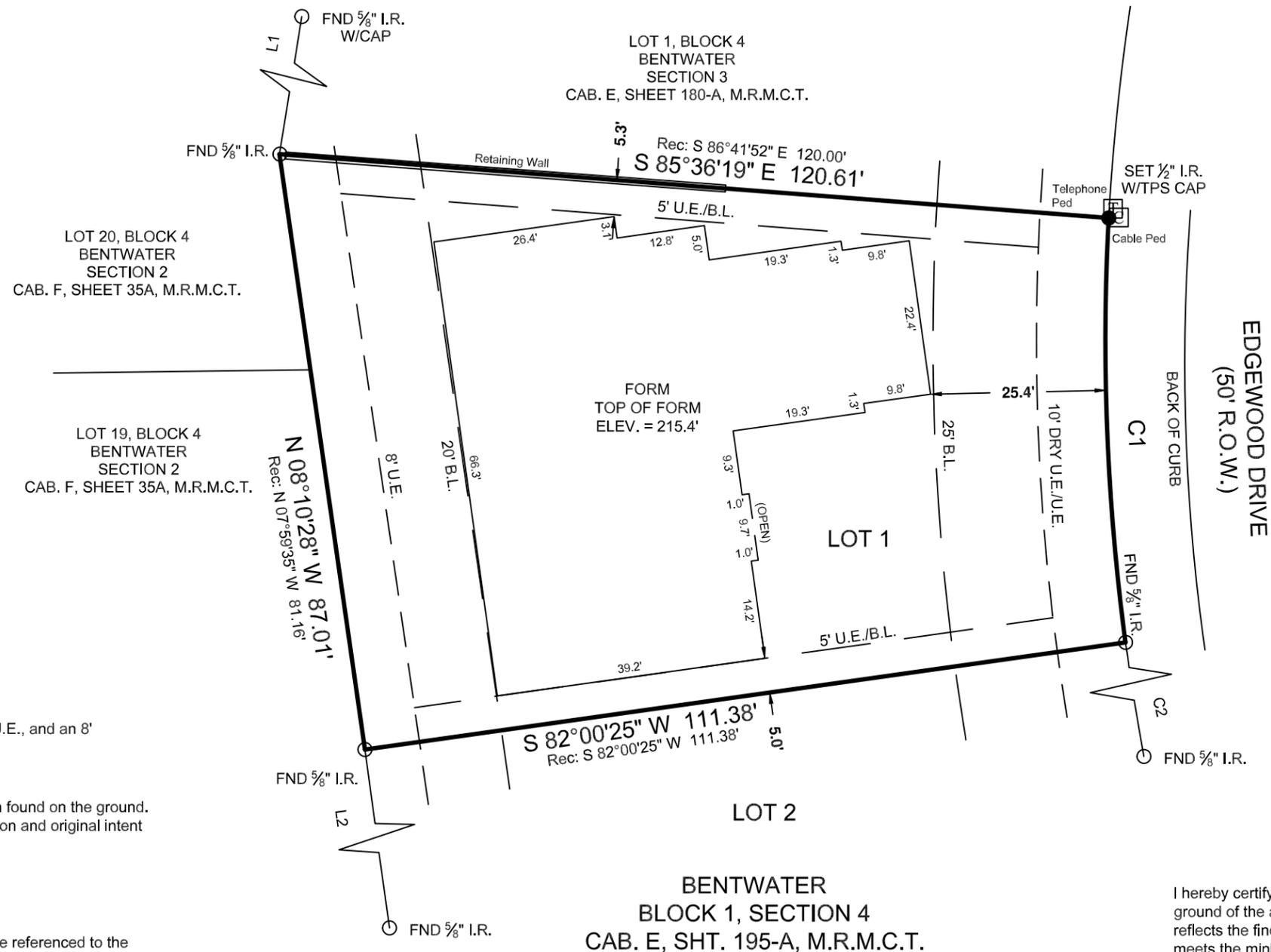


**SYMBOL LEGEND**

- ☐ - Cable Ped
- ☐ - Telephone Ped
- - Fnd Iron Rod
- - Set Iron Rod

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	61.95'	325.00'	10°55'16"	S 02°19'02" E	61.85'
C2	63.98'	325.00'	11°16'47"	S 13°25'03" E	63.88'

LINE	BEARING	DISTANCE
L1	N 09°13'46" E	42.53'
L2	S 07°52'20" E	87.13'



FORM SURVEY

Surveyor has relied on information provided by:  
 Old Republic Title Company  
 G.F. No. 1901799  
 Effective date: August 25, 2019

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' front B.L., 20' rear B.L., 5' side B.L., 10' front U.E., 5' side U.E., and an 8' rear U.E. per C.F. No. 8738871, R.P.R.M.C.T.

**Surveyor's Note:**  
 There are significant discrepancies between plat and monumentation found on the ground. Surveyor used found monumentation, long standing lines of occupation and original intent of plat to reconstruct this boundary.

**General Notes:**

1) Elevations shown hereon are based on GPS observations and are referenced to the NAVD88, GEOID 12B.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0225G having an effective date 08/18/2014.

Purchaser Hector E. Santos and Elizabeth Kim Kavanaugh  
 Address 302 Edgewood Drive, Montgomery, Tx 77356  
 Lot 1, Block 1, Section 4  
 Survey James J. Foster, A 203  
 Area \_\_\_\_\_  
 Subdivision Bentwater  
 Cabinet E, Sheet 195-A, Plat Records  
 Montgomery County, Texas

Job No.: 15247  
 Scale: 1"=20'  
 Date: 09/15/2019  
 Drawn By: GD/DED/AS  
 Field Crew: VL/EL/JRL  
 Revised: 05-08-2023 FORM

**TEXAS**  
 PROFESSIONAL SURVEYING, LLC  
 3032 N. FRAZIER STREET - CONROE, TX 77303  
 PH (936)756-7447 - FAX (936)756-7448  
 www.surveyingtexas.com  
 FIRM REGISTRATION No. 100834-00

Basis of Bearings Based on recorded plat.

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.

*Carey A. Johnson*  
 Registered Professional Land Surveyor No. 6524