

0' 40' 80' 120'

LINE	BEARING	DISTANCE
L1	S 23°40'01" E	90.02'
L2	S 23°38'33" E	90.00'

SYMBOL LEGEND

- XXX— - Wrought Iron Fence
- ⊞ - Electric Pedestal (EP)
- ⊞ - Telephone Pedestal (TP)
- ⊞ - Water Meter (WM)
- ⊙ - Manhole
- (CM) - Controlling Monument
- ⊞ - Cable Pedestal (CP)

**BENTWATER
BLOCK 1, SECTION 35
CAB. G, SHT. 91-A & 91-B
M.R.M.C.T.**

LOT 2, BLOCK 1
BENTWATER, SECTION 59
CAB. O, SHEET 171
M.R.M.C.T.

LOT 3

CALCULATED
CORNER FALLS IN
BRICK COLUMN

LOT 4

LOT 3, BLOCK 1
BENTWATER, SECTION 59
CAB. O, SHEET 171
M.R.M.C.T.

LOT 5

LOT 4, BLOCK 1
BENTWATER, SECTION 59
CAB. O, SHEET 171
M.R.M.C.T.

PROMENADE STREET EAST
(50' R.O.W.)
BACK OF CURB

BOUNDARY SURVEY

General Notes:

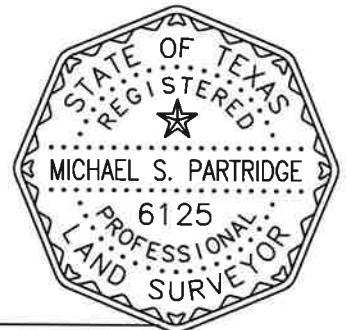
1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on recorded plat.

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.

Job No.: S288-406 Lot 4
Scale: 1"=40'
Date: 06/22/2020
Drawn By: GD/CPG/GM
Field Crew: VL
Revised: 4/15/2021 Update

Purchaser Debra Starkey and William Starkey
Address Promenade Street East, Montgomery, TX, 77365
Lot 4, Block 1, Section 35
Survey James J. Foster, A 203
Area _____
Subdivision Bentwater
Cabinet G, Sheet 91-A & 91-B, Map Records
Montgomery County, Texas

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.



Michael S. Partridge
Registered Professional Land Surveyor No. 6125

Basis of Bearings Based On Recorded Plat.



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