

**BENTWATER  
SECTION 68, BLOCK 1  
CAB. K, SHT. 104  
M.C.M.R.**

**BOUNDARY  
SURVEY**  
FOR: OSCAR CORNEJO  
63 CARMEL COURT  
MONTGOMERY, TEXAS 77356

BEING LOT 11, BLOCK 1, OF BENTWATER, SECTION 68, A  
SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING  
TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET  
K, SHEET 104 OF THE MAP RECORDS OF MONTGOMERY  
COUNTY, TEXAS.

Record data as shown hereon was fully relied upon and  
taken from a Commitment for Title Insurance issued by  
the following qualified provider:  
Chicago Title Ins. Co.  
G.F. No. CTH-CO-CIT118690851  
Effective date: 02/20/2018

The Subject Tract(s) as shown hereon may be subject to the  
following restrictive covenants of record:  
Those recorded in Cab. K, Sht. 104, M.C.M.R. and applicable  
restrictions listed in Items 1 & 10 of Schedule "B", of said Title  
Commitment.

- 8' U.E. along rear lot line.
- 10' B.L./U.E. along front lot line.
- 7.5' U.E. along Southerly lot line.
- 5' U.E. along Northerly lot line.
- 15' D.E. along each side of centerline of natural drainage  
courses.

-Survey is valid only if print has original signature of surveyor  
on it. Declaration is made to original purchaser of this survey.  
It is not transferable to additional institutions or subsequent  
owners.

-Surveyor has not performed a complete abstract  
of subject property 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.

Subject property shown hereon is located in Zone X, and does  
not appear to lie within the 100-year flood plain, according to  
the F.E.M.A. Flood Insurance Rate Map, Community Panel  
48339C 0200 G, effective 08/18/14.

Information is based on graphic plotting only. Surveyor assumes  
no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground  
under my supervision and that this survey meets the minimum  
standards of practice as approved by the Texas Board of  
Professional Land Surveying.

Date of Survey: 03/13/18 MW



*Michael S. Partridge*  
Michael S. Partridge  
Registered Professional Land Surveyor No. 6125

60' fnd 5/8" I.R. (ctrl. mon.)

N 03°27'13" W 47.77'

LOT 10

S 72°05' 82°19'41" E 116.82'  
S 65°47'30" E 116.34'  
5' U.E.

LOT 11

10' B.L./U.E.

**CARMEL RADIUS  
(50' RADIUS)**

conc. mh

fnd 5/8" I.R. trans

fnd 5/8" I.R. (ctrl. mon.)

LOT 12

N 03°27'13" W 149.71'  
rec: N 00°13'32" W 150.00'

100' G.S.U. Esmt.  
Vol. 465, Pg. 186 M.C.D.R.

**LEGEND**

- w/m = water meter
- mh = manhole
- cbl = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- boc = back of curb
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- A.E. = aerial easement
- M.C.D.R. = Montgomery County Deed Records
- M.C.M.R. = Montgomery County Map Records



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FIRM REGISTRATION No. 100834-00

PROJECT NO. Key Map 124H  
C281-370  
DRAWING DATE: 03/16/18  
REVISED:  
DRAWN BY: DED

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	40.56'	39.46'	S 05°11'46" E	46°28'42"
C2	50.00'	93.81'	80.85'	S 82°11'13" E	107°30'13"

