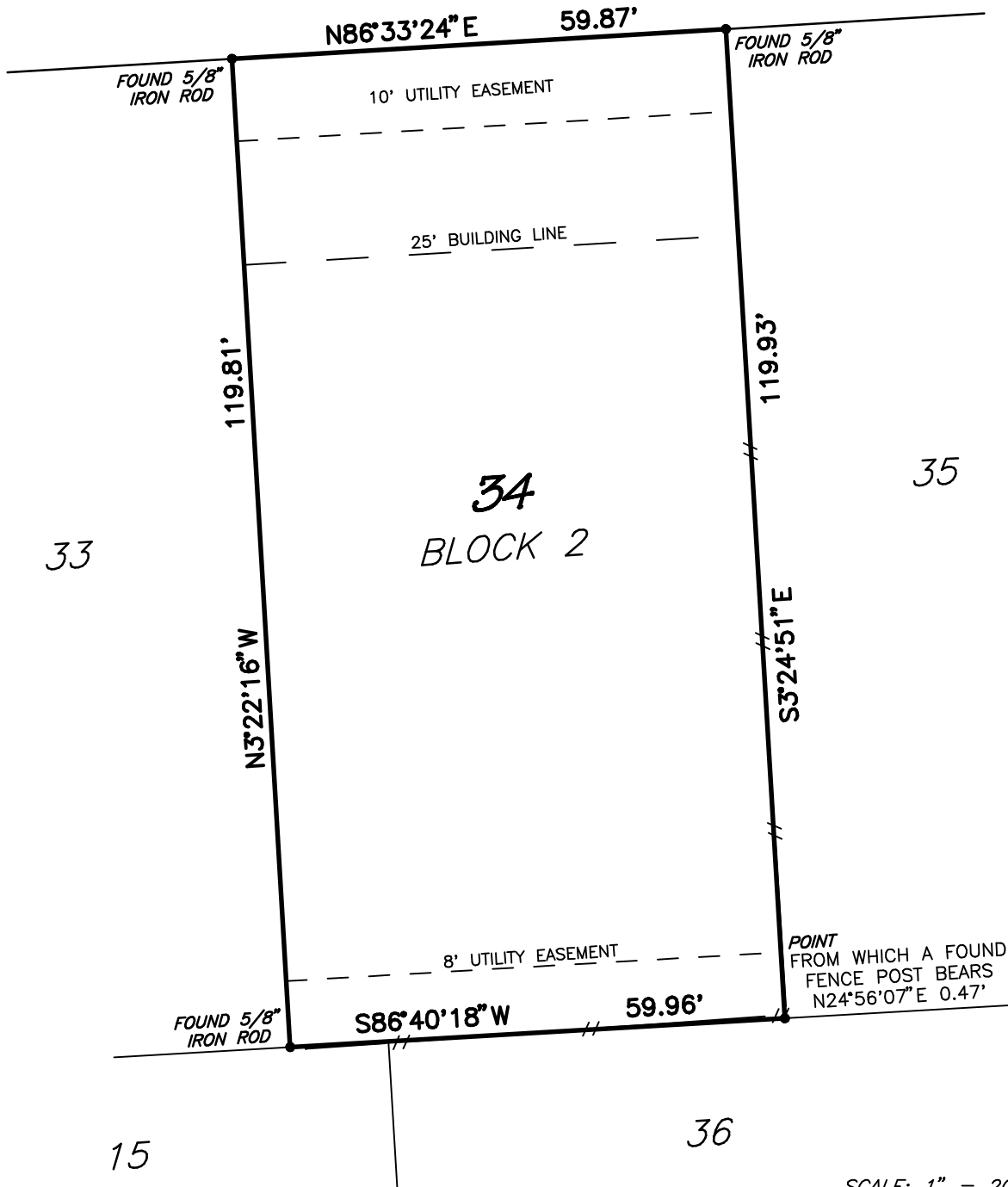


# Wyndemere Drive (50' R.O.W.)

BACK OF CURB



SCALE: 1" = 20'  
DATE: 6/6/2022



**NOTES:**

1. ALL BUILDING LINES AND EASEMENTS ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
2. HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS NAD 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.
3. PER THE TITLE COMMITMENT THIS PROPERTY IS SUBJECT TO A UTILITY EASEMENT 5' WIDE ON EACH SIDE OF UNDERGROUND SERVICE LINES PER CCF NO. 9109356.
4. TITLE AND EASEMENT INFORMATION SHOWN HEREON IS THE RESPONSIBILITY OF OTHERS. THE SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR ANY OF THE INFORMATION NOR ANY DECISIONS LEADING TO THE NOTING OF SAID INFORMATION.

I hereby certify that this plat is a true representation of an on the ground survey made on 6/6/2022 of Lot 34, Block 2, Bentwater, Section Twenty Nine, Montgomery County, Texas, a correct map of which is recorded in Cabinet F, Sheet 175B-176A of the Map Records of Montgomery County, Texas. Unless otherwise shown, there are no encroachments on this property and all improvements were within the boundaries at the time of this survey. This professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A survey.

This survey was completed with the benefit of a title commitment furnished by First National Title Insurance Co., File No. 22-680616-PO, effective date May 15, 2022.

Jarrod Antley, R.P.L.S.  
Texas Registration No. 6071



**LAND SURVEYING & MAPPING**  
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