

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	74° 03' 35"	150.00'	193.89'	113.16'	180.67'	S 49° 05' 56" W
C 2	7° 02' 30"	150.00'	18.43'	9.23'	18.42'	S 86° 13' 30" W
C 3	90° 38' 43"	25.00'	39.55'	25.28'	35.55'	N 41° 41' 43" W
C 4	9° 17' 58"	270.00'	43.82'	21.96'	43.77'	N 08° 18' 48" E

NOTES:

1. Plat Scale: 1" = 30'
2. The bearings for this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83.
3. Roads dedicated by recorded plat (record deed) unless otherwise noted.
4. This plat of survey has been performed with reliance upon title examination and abstracting performed by Stewart Title Guaranty Company under GF No. 08404631 with an effective date of March 5, 2008. This surveyor has not abstracted the subject property.
5. Restrictive covenants as recorded under CF# 8772303, 2000-097723, 2001-022600, 2002-003208, 2005-14246 and 2008-00657.
6. Rear lot line to be determined by Bentwater P.O.A.
7. Service utility easement 5 feet wide, being 2 1/2 feet on each side of underground service lines, extending from the surface of the ground downward by instrument recorded under CF# 8772303, R.P.R.M.C.T.
8. The professional service reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above, it is not to be used for any other purpose. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named below and no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date shown hereon.

LEGEND

- ⊕ Concrete Monument
- ⊕ Electrical Transformer
- ⊕ Gas Meter
- ⊕ Fire Hydrant
- ⊕ Monument
- ⊕ Property Corner
- ⊕ Light Pole
- ⊕ Manhole
- ⊕ Power Pole
- ⊕ Cable Box
- ⊕ Storm Inlet
- ⊕ Telephone Pedestal
- ⊕ Traverse Point
- Tree
- Valve Box
- Water Meter

LINE BEARING DISTANCE

LINE	BEARING	DISTANCE
L 1	S 10° 20' 39" W	7.56'
Plat	S 14° 55' 01" W	7.72'
L 2	N 03° 37' 49" E	34.56'
L 3	N 12° 55' 49" E	3.09'
L 4	N 12° 55' 49" E	40.00'
L 5	S 11° 43' 39" W	39.77'
Plat	S 15° 02' 27" W	40.00'

FOR INFORMATIONAL
PURPOSES ONLY
Buyer will need a new
survey

2

2

