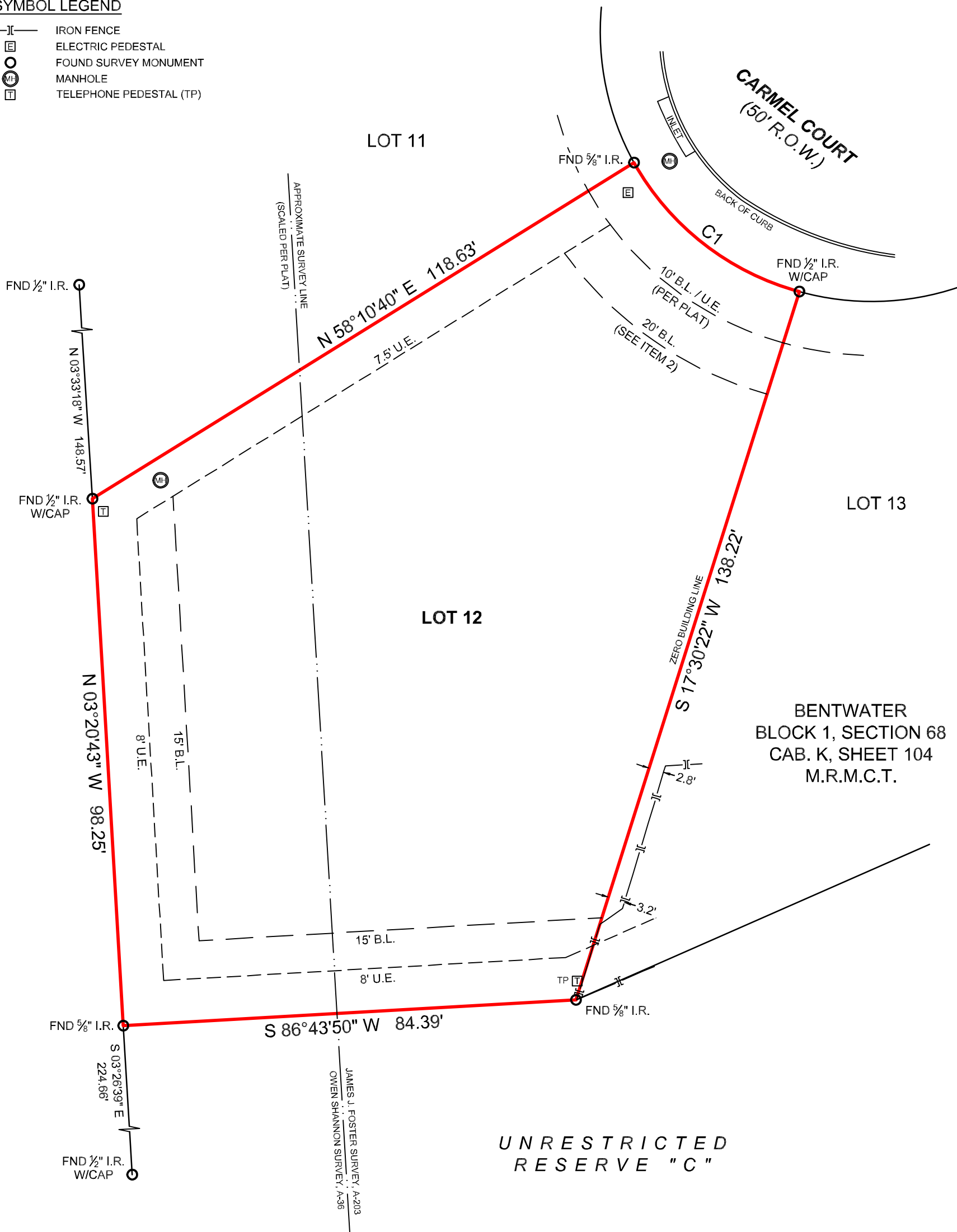


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	40.08'	39.02'	S 52°02'46" E	45°55'59"

SYMBOL LEGEND

- IRON FENCE
- ELECTRIC PEDESTAL
- FOUND SURVEY MONUMENT
- MANHOLE
- TELEPHONE PEDESTAL (TP)



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 SURVEY.
- 2) RESTRICTED TO A 10' FRONT BUILDING SETBACK FOR A SIDE LOAD GARAGE AND A 20' FRONT BUILDING SETBACK FOR A FRONT LOAD GARAGE AS SET OUT IN RESTRICTIONS PER C.F. NO. 9833009, R.P.R.M.C.T.

SURVEYOR'S NOTE:

MONUMENTATION DOES NOT MATCH PLATTED CALLS. SURVEYOR USED FOUND MONUMENTATION AND ORIGINAL INTENT OF PLAT TO RECONSTRUCT BOUNDARY.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

PROJECT NUMBER	35671
DATE	01-09-2024
DRAWN BY	ADV
CHECKED BY	KH
FIELD CREW	DK
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0225G HAVING AN EFFECTIVE DATE OF 8/18/2014.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

TEXAS PROFESSIONAL SURVEYING
 3032 N. Frazier, Conroe, Texas 77303
 Ph: 936.756.7447 Fax: 936.756.7448
 www.surveyingtexas.com
 Firm No. 10083400

PURCHASER.....KELLI COOPER
 ADDRESS.....64 CARMEL COURT, MONTGOMERY, TX, 77356
 SURVEY.....JAMES J. FOSTER, A - 203 & OWEN SHANNON, A - 36
 SUBJECT.....LOT 12, BLOCK 1
 SUBDIVISION.....BENTWATER, SECTION 68
 RECORDING.....CABINET K, SHEET 104, MAP RECORDS
 COUNTY.....MONTGOMERY

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

