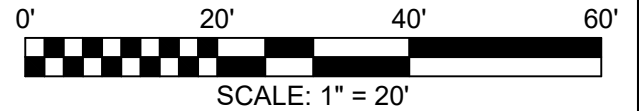


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.00'	83.93'	83.69'	S 12°46'30" W	14°47'44"
C2	325.00'	188.76'	186.12'	N 36°48'43" E	33°16'41"
C3	325.00'	45.99'	45.95'	S 01°19'23" W	8°06'29"



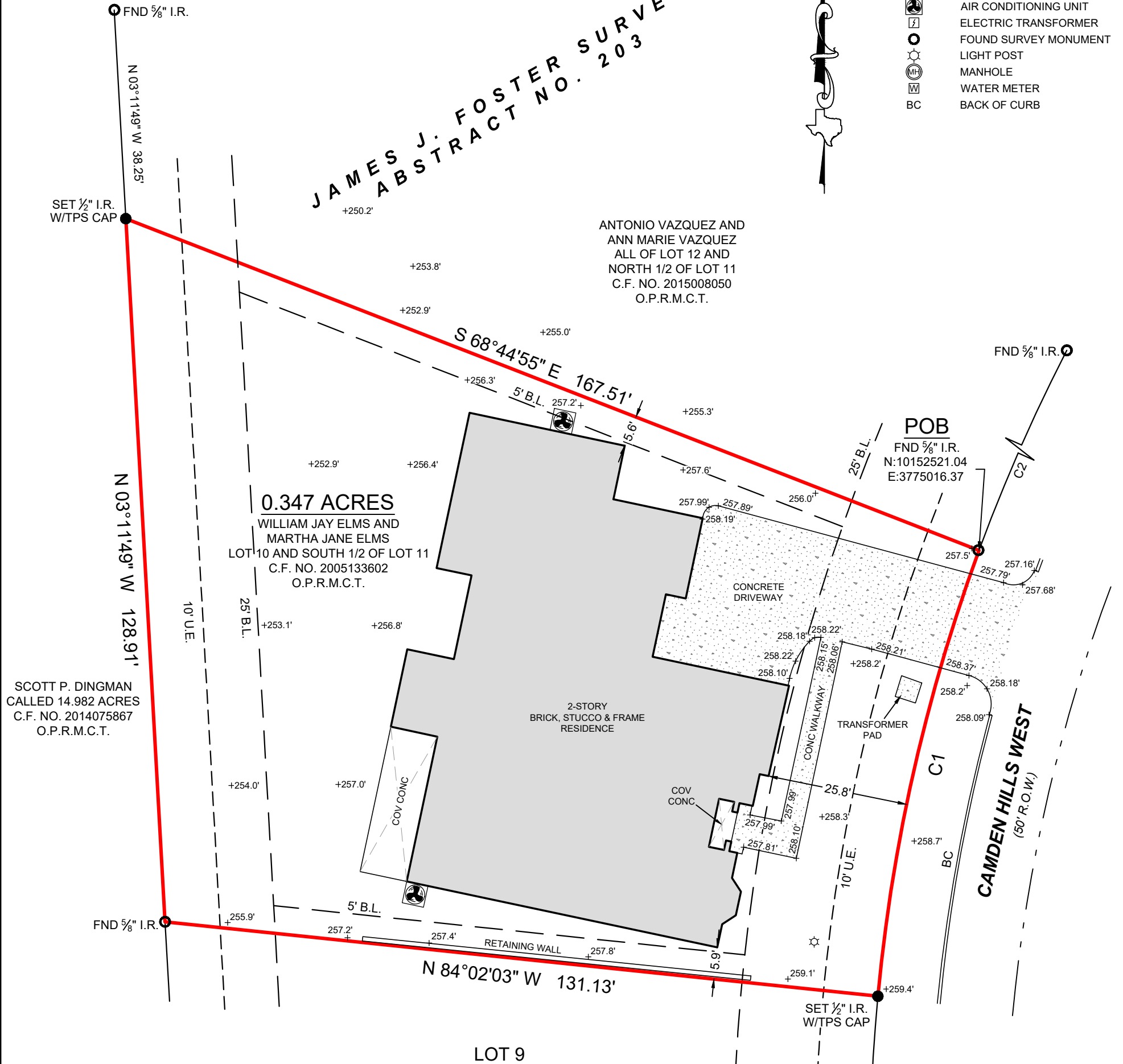
SYMBOL LEGEND

- ROAD CENTERLINE
- ☀ AIR CONDITIONING UNIT
- ⊞ ELECTRIC TRANSFORMER
- ⊙ FOUND SURVEY MONUMENT
- ⊙ LIGHT POST
- ⊙(MH) MANHOLE
- ⊙(M) WATER METER
- BC BACK OF CURB



JAMES J. FOSTER SURVEY
ABSTRACT NO. 203

ANTONIO VAZQUEZ AND
 ANN MARIE VAZQUEZ
 ALL OF LOT 12 AND
 NORTH 1/2 OF LOT 11
 C.F. NO. 2015008050
 O.P.R.M.C.T.



SCOTT P. DINGMAN
 CALLED 14.982 ACRES
 C.F. NO. 2014075867
 O.P.R.M.C.T.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
 FIRST AMERICAN TITLE GUARANTY COMPANY
 G.F. NO. 2789898-HO43
 EFFECTIVE DATE: APRIL 27, 2023

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE
 FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- THOSE AS PER ITEM 10(A), SCHEDULE B, OF SAID TITLE COMMITMENT.

GENERAL NOTES:

- ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE STATION (VRS) NETWORK USING GEOID 18 AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- TBM "A" - BEING A MAG NAIL FOUND IN ROAD, APPROXIMATELY 39 FEET FROM THE NORTHEASTERN CORNER OF THE SUBJECT PROPERTY, NOT SHOWN HEREON. ELEVATION = 257.40' FEET.
- UPDATED TO SHOW FORM WITH TOPO ON 02-10-2023.
- UPDATED TO SHOW FINAL WITH TOPO ON 05-24-2023.

BENTWATER
BLOCK 1, SECTION 42
CABINET H, SHEET 102A
M.R.M.C.T.

FINAL & TOPOGRAPHIC
SURVEY

BEING A 0.347 ACRE TRACT OF LAND SITUATED IN THE JAMES J. FOSTER SURVEY, ABSTRACT NUMBER 203, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED AS LOT 10 AND THE SOUTH 1/2 OF LOT 11, BLOCK 1, OF BENTWATER SUBDIVISION, AS SHOWN ON THE MAP RECORDED IN CABINET H, SHEET 102A, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, (M.R.M.C.T.), DESCRIBED IN INSTRUMENT TO WILLIAM JAY ELMS AND MARTHA JANE ELMS (ELMS TRACT), RECORDED UNDER CLERK'S FILE NUMBER 2005133602, OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.), SAID 0.347 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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	26877
FIELD DATE	08-29-2022
DRAWN BY	ADV/MB
CHECKED BY	CPP/ERP/CW
FIELD CREW	JRL/DM
REV 1	02-10-2023 FORM
REV 2	05-24-2023_FINAL TOPO
REV 3	
REV 4	

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48339C0200G, HAVING AN EFFECTIVE DATE OF 08/18/2014.

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 BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER.....TIMOTHY GAUNA AND MICHELLE GAUNA
 ADDRESS.....378 CAMDEN HILLS WEST, MONTGOMERY, TX, 77356
 SURVEY.....JAMES J. FOSTER, A - 203
 SUBJECT.....LOT 10 & SOUTH 1/2 OF LOT 11, BLOCK 1
 SUBDIVISION.....BENTWATER, SECTION 42
 RECORDING.....CABINET H, SHEET 102A, MAP RECORDS
 COUNTY.....MONTGOMERY

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

