



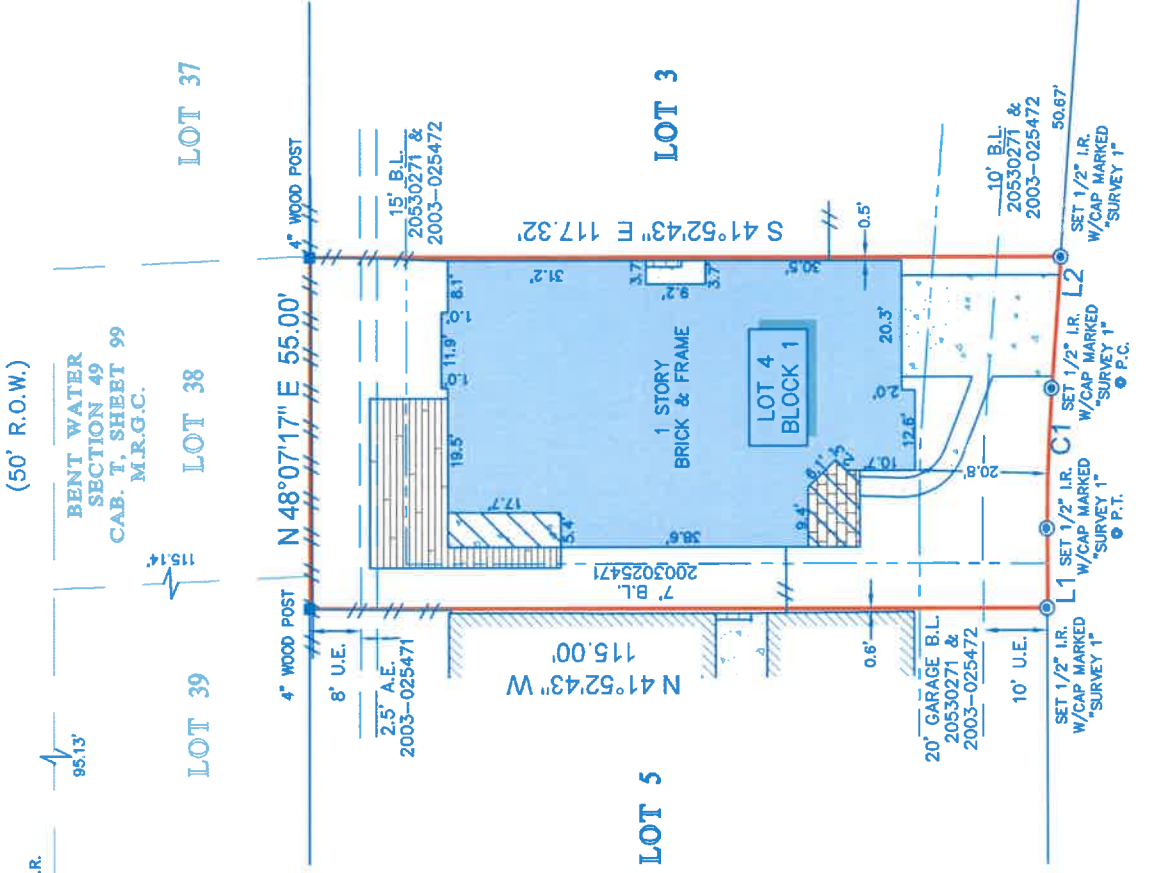
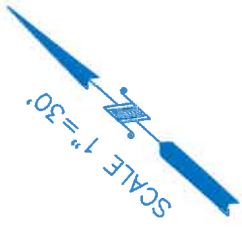
TITLE COMPANY:
Declaration Title
936-499-3524
ISSUE DATE: JULY 5, 2023,
G.F. #: 23-1047-RR



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	300.00'	21.99'	S 50°13'16" W	21.98'

LINE	BEARING	DISTANCE
L1	S 48°07'17" W	12.44'
L2	S 52°19'14" W	20.65'

MARINA WAY
(50' R.O.W.)



YACHT HARBOR
(50' R.O.W.)

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT FOR INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JULY 5, 2023, UNDER G.F. NO. 23-1047-RR.
- EASEMENT 5 FOOT WIDE UNDER GROUND SERVICE LINES AS RECORDED UNDER 2091025471
- EASEMENT AS RECORDED UNDER C.F. NO. 2513145717 (CALLED EASEMENT AREA) (GENERAL IN NATURE/NOT LOCATABLE BY DEED).
- EASEMENT AGREEMENT AS RECORDED UNDER C.F.NO. 2008-082825, 2009-080642 & 2013-090459

LEGEND

B.L.	BUILDING LINE	BRICK WALL
U.E.	UTILITY EASEMENT	WOOD DECK
BRICK	BRICK	ADJOINING STRUCTURE FENCE
CONCRETE	CONCRETE	COVERED AREA
WOOD	WOOD	WOOD



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JULY 20, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF SURVEYING AND MAPPING AND THAT THERE ARE NO EASEMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

CLIENT: MELINDA M ZAMORA AND JOE P ZAMORA JR.
ADDRESS: 28 YACHT HARBOR

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Survey 1, Inc.
Your Land Survey Company

FIELD CREW: BM	TECH: ET
DRAFTER: MC(V)	FINAL CHECK: EF
DATE: JULY 25, 2023	JOB# 7-125958-23

LEGAL DESCRIPTION: LOT 4, IN BLOCK 1, OF BENTWATER SECTION 48, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET T, SHEET 97, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.