## <u>Vesper Bend Circle</u> Lot Five (5), in Block Three (3), of the Woodlands Village of Sterling Ridge, Sec. 30, a subdivision in Montgomery County, Texas according to the Map or Plat thereof, recorded in Cabinet V, Sheet 23, of the Map Records of Montgomery County, Texas. VERITAS TITLE PARTNER LEGEND ○ 1/2" ROD FOUND ○ 1/2" ROD SET ○ 1" PIPE FOUND "X" FOUND/SET Ø ₱ 5/8" ROD FOUND R.O.S.R "E" POINT FOR CORNER FENCE POST FOR CORNER 1.0705 Ac. 46,631 Sq. Ft. 5/8" IRF FOR WITNESS CM CONTROLLING MONUMENT 11°48'01" E 0.44' (PLAT N 86°06'41" **86°06'41**" W AIR CONDITIONER 50.00' PE POOL EQUIPMENT ELECT TELE 0.5 OFF TRANSFORMER PAD **UTILITY** TE ESMT. COLUMN 0.1' OFF PER C.C.F.N. POWER POLE 9348561 **UNDERGROUND** ELECTRIC △ OVERHEAD ELECTRIC UTILITY ESMT. OHP-2004-028804 OVERHEAD ELECTRIC POWER UTILITY 5' UTILITY ESMT. ESMT. PER C.C.F.N. PER C.C.F.N. 2004-028808 & -OES-OVERHEAD ELECTRIC SERVICE 9348561 9348561 -0-AC CHAIN LINK 24.4 ĵω WOOD FENCE 0.5' WIDE TYPICAL 21 14.9 ~ UNDERGROUND ELECTRIC - □-SERVICE AGREEMENT DOC. NO. 2004-025808 IRON FENCE ON ≥ LOT BARBED WIRE ш 5 LOT LOT 56, DOUBLE SIDED WOOD FENCE ဖ 6 2 ONE STORY 53, 58. BRICK & FRAME 53 EDGE OF ASPHALT 03. 03° EDGE OF GRAVEL °o\_5.8 CONCRETE S 5.3 Ŋ COVERED AREA GAS တ် 4 19.9' 5.4 20' BL 10' UTILITY ESMT. PER CCEN 9348561 169.03' TO N. VESPER BEND M CIRCLE 86°06'04" (BASIS OF 5 028808 BEARINGS) 50.00 ● WATER **MAILBOX** SAN SEW ® MANHOLE S. VESPER BEND CIRCLE **EXCEPTIONS:** NOTES: NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED. FLOOD NOTE: According to the F.I.R.M. No. 48339C0515G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone. NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN Cabinet V, Sheet 23, 9348561, 2003-123391, 2003-123392, 2008-024822, 2009-116493, 2004-028808, 2009-116487, 2009-116491, 2009-116495 This survey is made in conjunction with the information provided by Veritas Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground. location EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY 2003-141025 Drawn By: ADL/CM 1" = 20' Scale: SURVEYING TEXAS LLC Date: 5/14/19 321 Century Plaza Dr., Ste. 105 Accepted by: Houston, TX 77073 GF No.: Purchaser P 281.443.9288 19041077 Date: F 281.443.9224 NICK PAUQUIER R.F.L.S. NO. 4372 Firm No. 10194280 Job No. 1909357 Purchaser ww.cbgtxllc.com