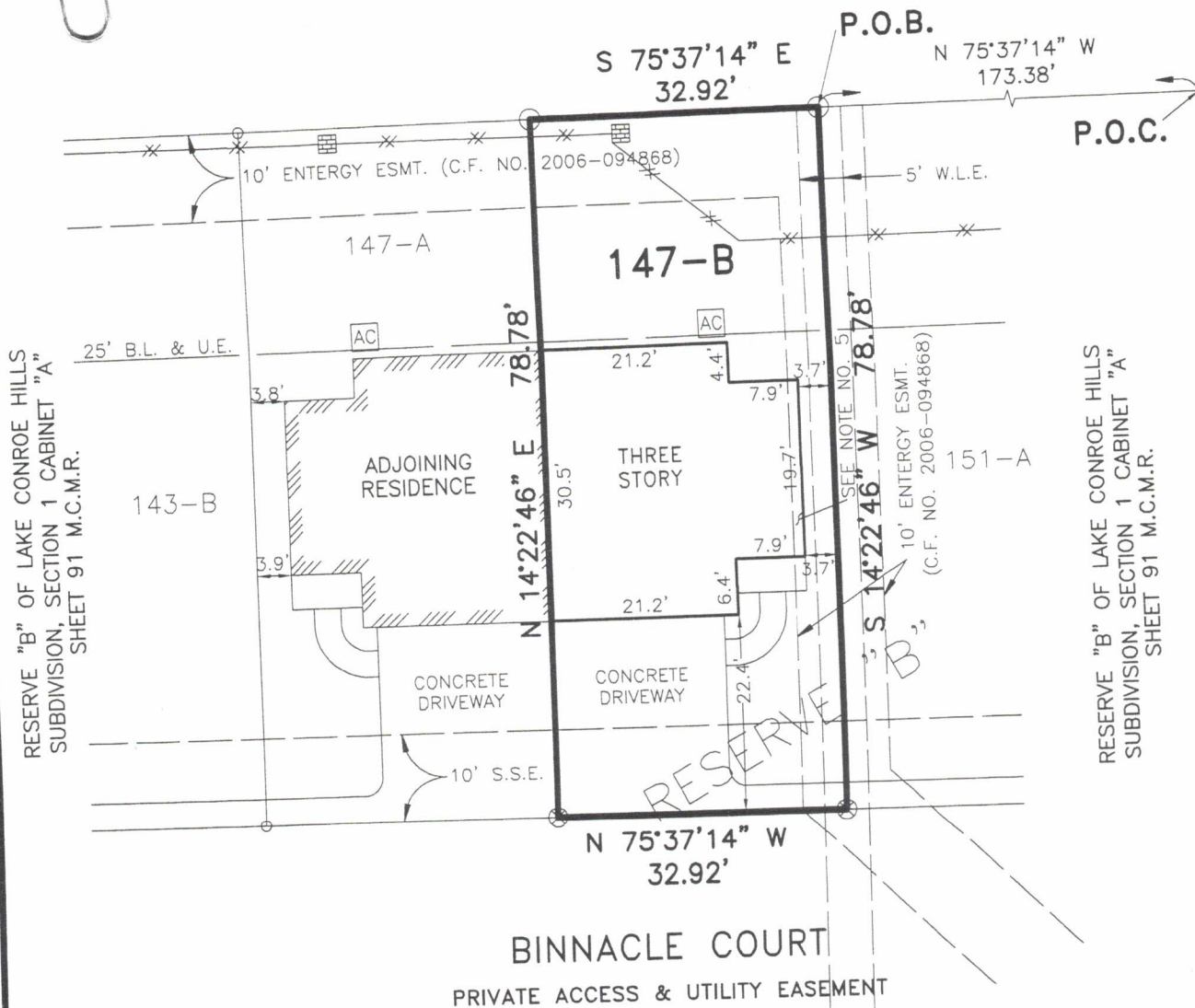


FM 1097
(100' R.O.W.)



RESERVE "B" OF LAKE CONROE HILLS
SUBDIVISION, SECTION 1 CABINET "A"
SHEET 91 M.C.M.R.

RESERVE "B" OF LAKE CONROE HILLS
SUBDIVISION, SECTION 1 CABINET "A"
SHEET 91 M.C.M.R.

BINNACLE COURT
PRIVATE ACCESS & UTILITY EASEMENT

NOTES:

- SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE COMPANY UNDER G.F. NO. 1433934469.
- BUILDING SHOWN HAS A COMMON WALL ALONG THE DIVIDING PARCEL LINE.
- BUILDING LINES AND VARIOUS EASEMENTS SHOWN WITHOUT RECORDING INFORMATION ARE SHOWN BASED ON A DRAWING PROVIDED BY THE PROJECT ENGINEER PER SURVEY PREPARED BY ARTHUR W. GIRTS, JR., R.P.L.S. NO. 4741.
- A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT OF SURVEY.
- PORTION OF THREE STORY IS INTO THE 10' ENERGY ESMT.

LEGEND:

- MH - MANHOLE
- T - TRANSFORMER
- AC - AIR CONDITION
- ⊞ CB - CATCH BASIN
- ⊞ - COLUMN BRICKS
- - FOUND 5/8" IRON ROD
- ⊗ - SET "X" IN CONCRETE
- - SET 1/2 I.R. WITH CAP



SCALE: 1" = 20'

- ABSTRACTING BY TITLE COMPANY.
- ALL BEARINGS ARE BASED ON RECORDED PLAT OF SAID SUBDIVISION.
- COPYRIGHT 2014, Advance Surveying, Inc. (Email: advance_survey@yahoo.com)

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE "X".
MAP # 48339C, PANEL 0225C, DATED 09-23-08. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

PURCHASER: VAN'S INVESTMENT GROUP, INC.

JOB NO.: 104711-14-01

ADDRESS: 147 BINNACLE COURT NO. B, WILLIS, TEXAS 77318

G.F. NO.: 1433934469