



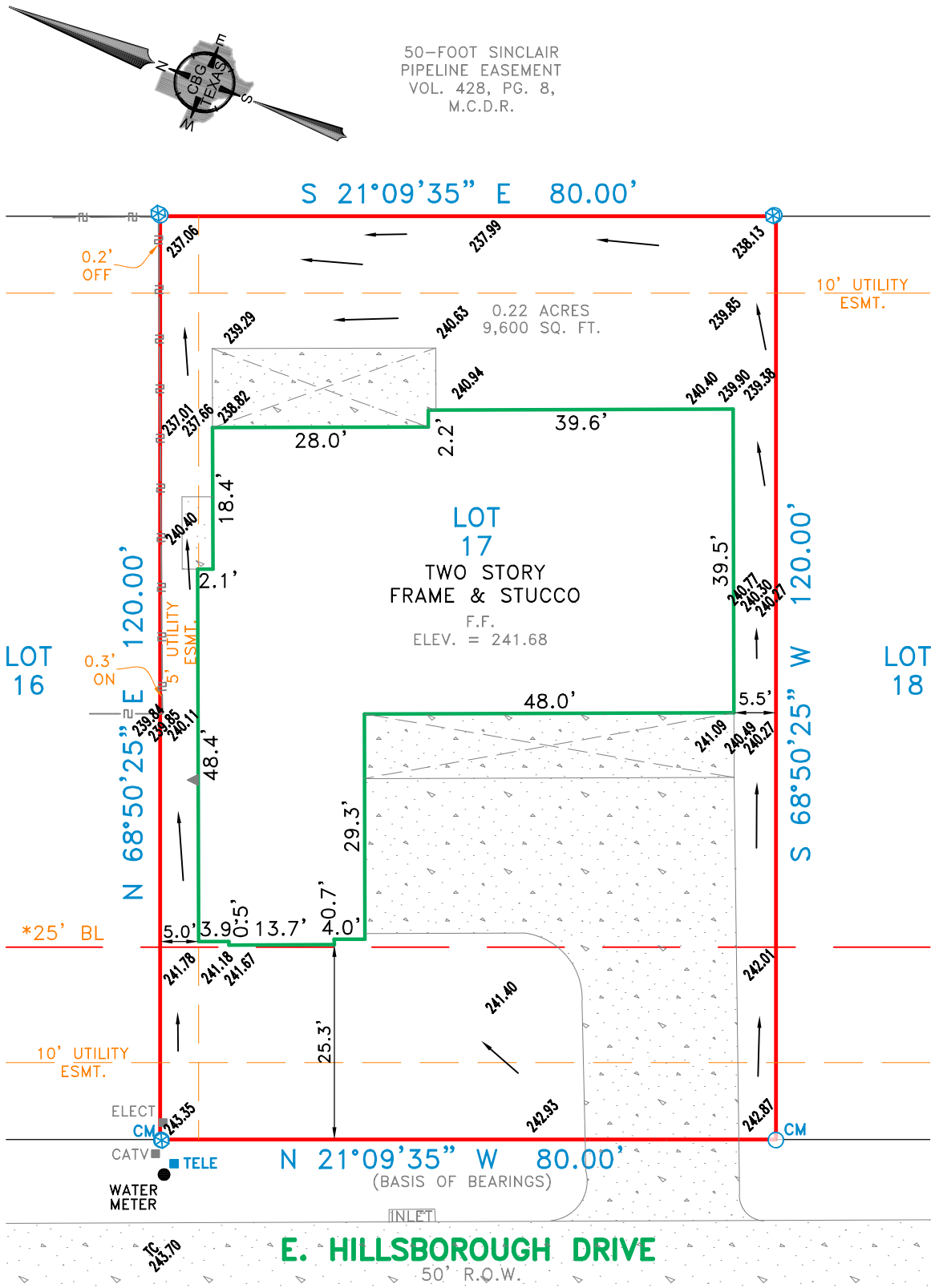
# 18 E. Hillsborough Drive

Lot Seventeen (17), Block Two (2) of BENTWATER, SECTION SEVENTEEN (17), a subdivision situated in the Richard S. Willis Survey, A-626, the Owen Shannon Survey, A-36, and the James J. Foster Survey, A-203, Montgomery County, Texas, according to the Map or Plat thereof recorded in Cabinet F, Sheets 71-B through 72-A of the Map Records of Montgomery County, Texas.

50-FOOT SINCLAIR PIPELINE EASEMENT VOL. 428, PG. 8, M.C.D.R.

### LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- X— PLASTIC FENCE
- X— BARBED WIRE
- VINYL FENCE
- //— EDGE OF ASPHALT
- ▲— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



### EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CABINET F, 71B, CLERK'S FILE NO.

\*8924314, 9600088, 200009722, 2001022600, 2001055014, 2002003209, 2004007490, 2004042804, 20050114246, 2008050657, 2011073493, 2011111760, 2011111763, 2011111766 THROUGH 2011111769, 2012035513, 2012035515, 2012049877 THROUGH 2012049882, 2012056941, 2012065627, 2012065628, 2012086578, 2014054670, 2014078128, 2014078129, 2015004821, 2015029702, 2015048750, 2016009088, 2016040772, 2016040790, 2016040893, 2017038076, 2017038108, 2017042527, 2017042528, 2017042529, 2017042530, 2017042531, 2017073944, 2017073945, 2018011064, 2018040584, 2018095298, 2018116662, 2018116664, 2019038708, 2019055767, 2019078131, 2019078132, 2019078133, 2019078134, 2019078135, 2019078265, 2019109132, 2020041154, 2020041157, 2020080228, 2020080233, 2021014058, 2021014059

NOTE: ELEVATIONS DERIVED FROM WATER SURFACE LEVEL OF LAKE CONROE ON 3/13/2023 @ 11:10AM - 200.42'

### NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48339C0225G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Pineapple Homes LLC. 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 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.

Drawn By: HR

Scale: 1" = 20'

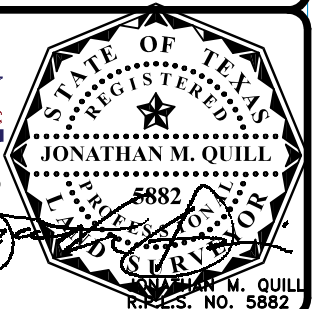
Date: 03/13/2023

GF No.: CTH-MONT-CTT21739323SL

Job No. 2104812-03



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Accepted by: \_\_\_\_\_  
Purchaser

Date: \_\_\_\_\_

\_\_\_\_\_  
Purchaser