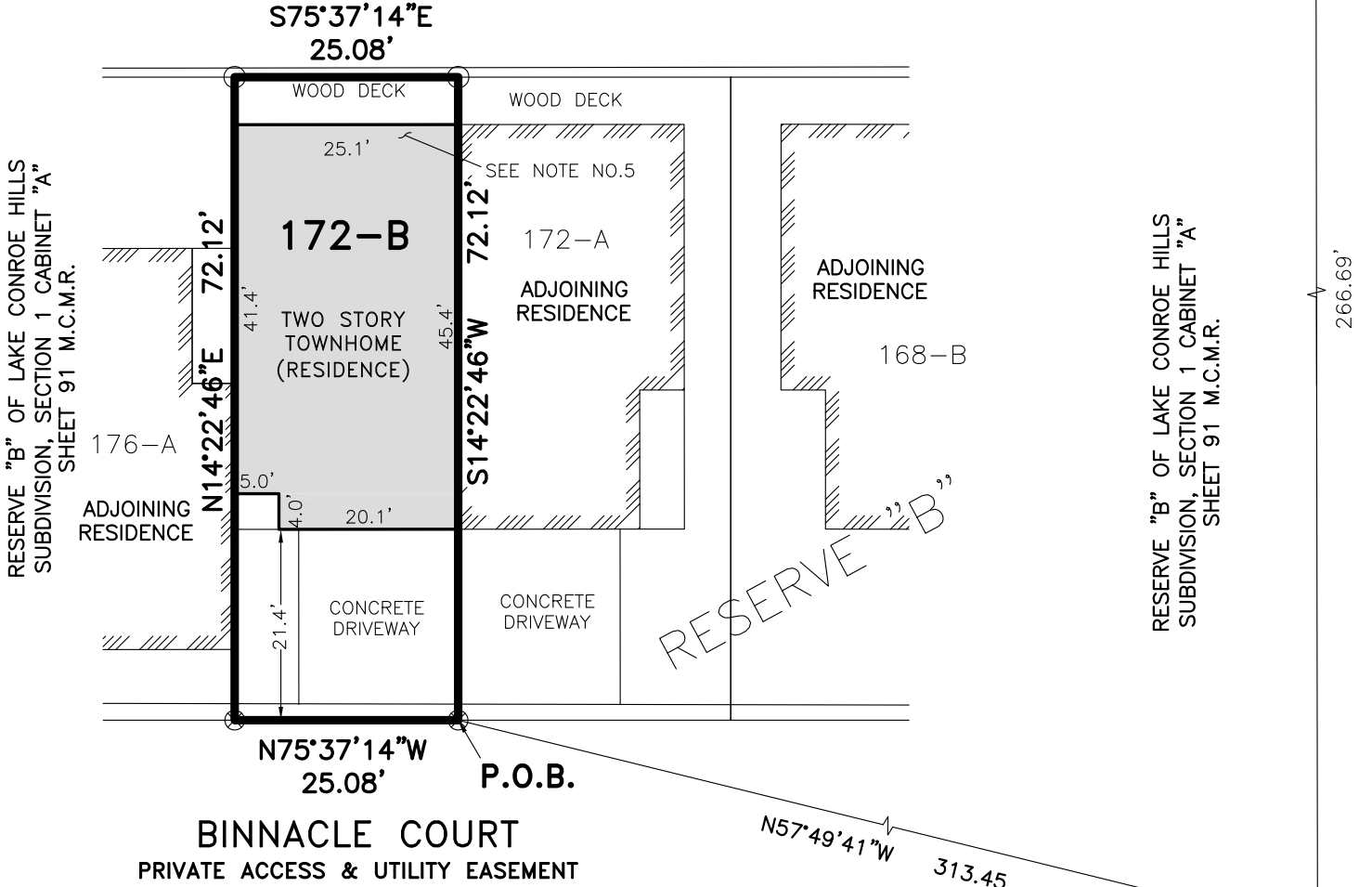


LEGEND:

- 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

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

BINNACLE COURT
PRIVATE ACCESS & UTILITY EASEMENT



NOTES:

1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY UNDER G.F. NO. 2032556
2. EASEMENTS AND BUILDING LINES PER RECORDED PLAT, UNLESS SHOWN OTHERWISE.
3. FENCES AS SHOWN
- 10B. UNDERGROUND ELECTRICAL EASEMENT 5 FEET WIDE, BEING 2-1/2 FEET WIDE ON EACH SIDE OF ALL UNDERGROUND ELECTRIC SERVICE LINES, AS GRANTED TO GULF STATES UTILITIES COMPANY IN INSTRUMENT EXECUTED BY LAKE CONROE HILLS LAND DEVELOPMENT, INC., RECORDED IN VOLUME 816, PAGE 536 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
- 10C. EASEMENT 10 FEET WIDE GRANTED TO ENTERGY GULF STATES, INC., IN INSTRUMENT EXECUTED BY DRY DOCK, LTD., DATED JUNE 24, 2004, RECORDED UNDER COUNTY CLERK'S FILE NO. 2004-074690 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
- 10D. EASEMENT 10 FEET WIDE GRANTED TO ENTERGY GULF STATES, INC., IN INSTRUMENT EXECUTED BY DRY DOCK, LTD., DATED MAY 4, 2006, RECORDED UNDER COUNTY CLERK'S FILE NO. 2006-094868 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
- 10F. DRAINAGE EASEMENT 15 FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ALL GULLIES, RAVINES AND NATURAL DRAINAGE COURSES ON THE HEREIN DESCRIBED SUBJECT PROPERTY, AS IMPOSED BY THE MAP AND DEDICATION OF LAKE CONROE HILLS, SECTION 1, RECORDED IN CABINET A, SHEET 91B OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. (THIS WILL NOT APPEAR ON THE MORTGAGEE'S TITLE POLICY.)

P.O.C.



SCALE: 1" = 20'

- ABSTRACTING BY TITLE COMPANY.
- ALL BEARINGS ARE BASED ON RECORDED PLAT OF SAID SUBDIVISION.
- COPYRIGHT 2023, 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 0225G, DATED 09-23-08. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

PURCHASER: GILBERT LEE DURAN AND ELIZABETH GARZA DURAN		JOB NO.: 104711-14-02	
ADDRESS: 172 BINNACLE COURT NO. B, WILLIS, TEXAS 77318		G.F. NO.: 2032556	
LENDER: -	TITLE CO.: STEWART TITLE COMPANY	KEY MAP: 126E	
FIELD WORK: 10-8-14/VR	DRAFTING: 05-26-23/EG	FINAL CHECK: 05-26-23/AT	REV. DATE:



PHONE: 281 530-2939
FAX: 281 530-5464

BEING A PARCEL CONTAINING A COMPUTED AREA OF 0.0415 OF AN ACRE OF LAND SITUATED IN THE TIMOTHY CUDE SURVEY, ABSTRACT NO. 12 OF MONTGOMERY COUNTY, TEXAS AND BEING OUT OF AND A PART OF RESERVE "B" OF LAKE CONROE HILLS SUBDIVISION, SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "A", SHEET 91 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. SAID 0.0415 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH ALL BEARINGS REFERENCED TO SAID PLAT OF LAKE CONROE HILLS SUBDIVISION AS FOLLOWS:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND ON THE 26TH DAY OF MAY, 2023. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY.

Henry M. Santos

HENRY M. SANTOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5450

