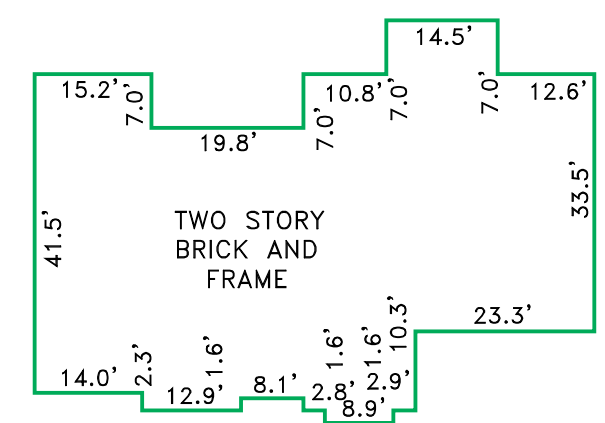
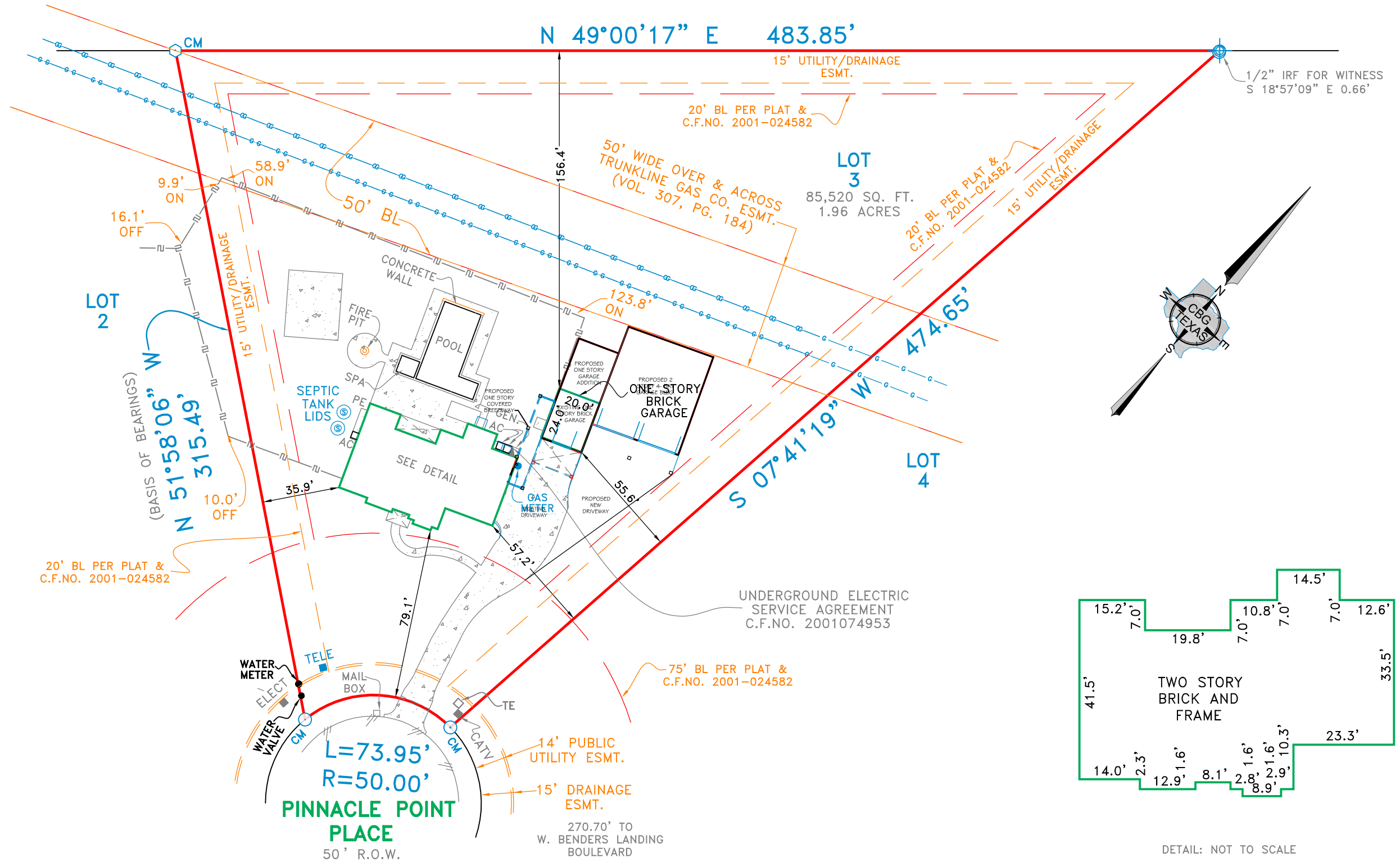


28610 Pinnacle Point Place

Lot Three (3), in Block Seven (7), of Benders Landing, Section One (1), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet P, Sheet(s) 140-146 of the Map/Plat Records of Montgomery County, Texas.

RESTRICTED RESERVE "B"
RESTRICTED FOR LANDSCAPING



DETAIL: NOT TO SCALE



LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 5/8" ROD FOUND	AC AIR CONDITIONER
⊗ "X" FOUND/SET	PE POOL EQUIPMENT
⊕ POINT FOR CORNER	● POWER POLE
T TRANSFORMER PAD	△ OVERHEAD ELECTRIC
■ COLUMN	— OHP — OVERHEAD ELECTRIC POWER
▲ UNDERGROUND ELECTRIC	— OES — OVERHEAD ELECTRIC SERVICE
— OHP — OVERHEAD ELECTRIC POWER	— I — IRON FENCE
— OES — OVERHEAD ELECTRIC SERVICE	— X — BARBED WIRE
— CHAIN LINK	— E — EDGE OF ASPHALT
— WOOD FENCE 0.5' WIDE TYPICAL	— G — EDGE OF GRAVEL
	— C — CONCRETE
	— COV — COVERED AREA

EXCEPTIONS:
NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: CAB. P, SH(S). 140-146; C.F.NO. 20010749053, 2001-024582, 2001-027753, 2001-097304, 2002-025878, 2004-051791, 2004-121242, 2005-011662, 2006-059697, 2006-108929, 2007-097748, 2009-010811, 2009-010874, 2009-079364, 2009-088742, 2009-088743, 2009-113985, 2010-02506, 2011082654, 2011100534, 2012024095, 2012122244, 2014057938

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48339C0685G, 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 the individual client. 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: C.C./KOP
Scale: 1" = 60'
Date: 02/26/2020

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Accepted by: _____
Date: _____ Purchaser
Purchaser

GF NO.: 7695-15-1212
Job No. 1501714-01