








**SYMBOL LEGEND**

-  AIR CONDITIONING UNIT
-  CABLE PEDESTAL
-  ELECTRIC TRANSFORMER
-  FOUND SURVEY MONUMENT
-  MANHOLE
-  TELEPHONE PEDESTAL

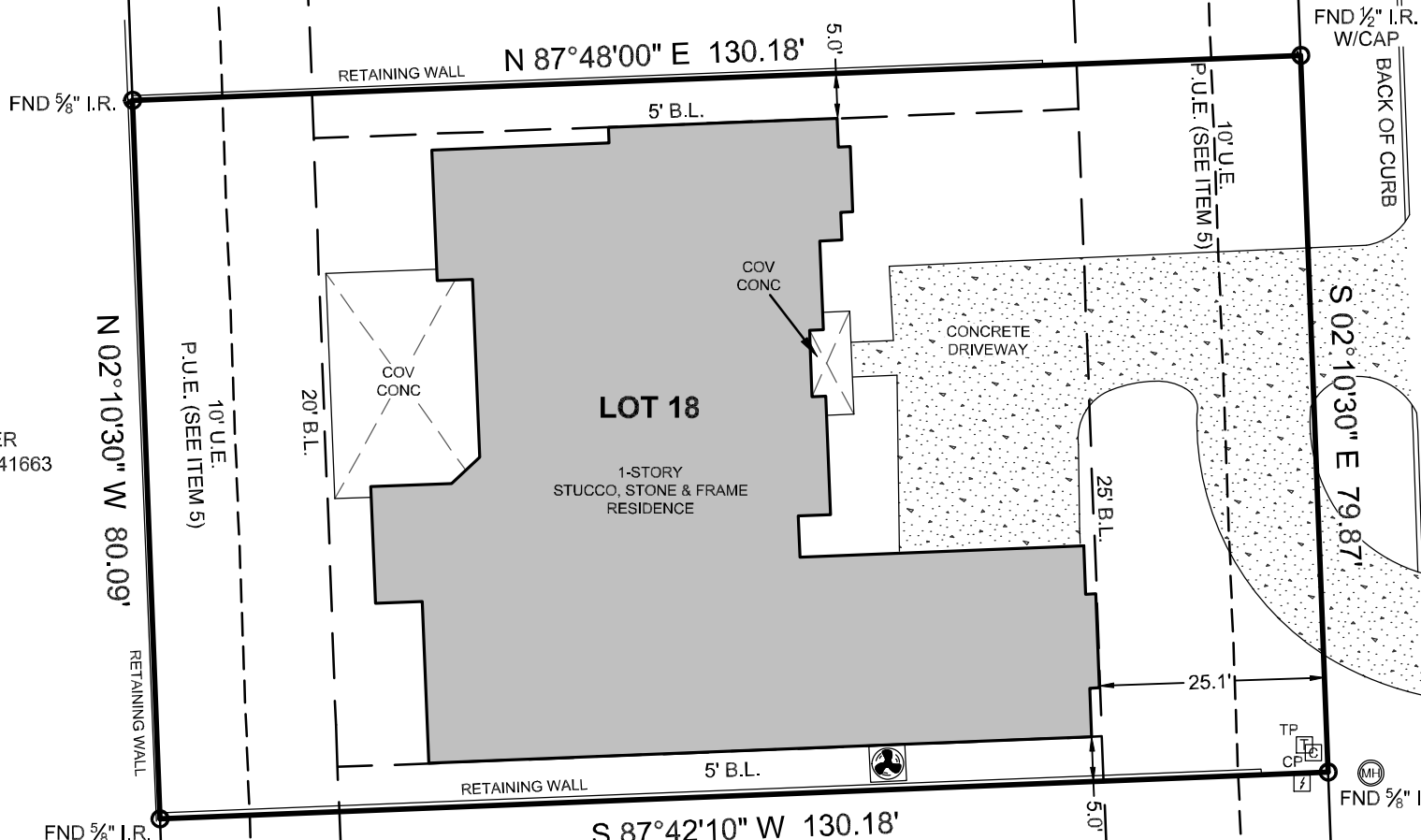


FND 5/8" I.R.  N 02°10'30" W 80.01'

**BENTWATER  
BLOCK 1, SECTION 40  
CAB. X, SHEET 135  
M.R.M.C.T.**

N 02°10'30" W 79.89' FND 5/8" I.R.

LOT 19



**PINE BRANCH DRIVE  
(50' R.O.W.)**

MARIE FOSTER  
M.C.A.D. ID No. R41663

FINAL SURVEY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
G.F. NO. 2100293  
EFFECTIVE DATE: FEBRUARY 4, 2021

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

1. THOSE AS PER ITEM 1, SCHEDULE B, OF SAID TITLE COMMITMENT.
2. 5' ELECTRIC SERVICE UTILITY EASEMENT BEING 2 1/2' ON EACH SIDE OF UNDERGROUND ELECTRIC SERVICE LINES PER C.F. NO. 2005032927, O.P.R.M.C.T. (BLANKET)
3. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THAT CERTAIN DEED AND EASEMENT TO BENTWATER PROPERTY OWNERS ASSOCIATION, INC. PER C.F. NO. 2010085811, O.P.R.M.C.T. (BLANKET)
4. AN EASEMENT TO BENTWATER ON THE NORTH SHORE, LTD. PER C.F. NO. 2008082625, 2009090643 AND 2013090459, O.P.R.M.C.T. (DOES NOT AFFECT)
5. PUBLIC UTILITY EASEMENT TO TACHUS INFRASTRUCTURE, LLC PER C.F. NO. 2019106770, O.P.R.M.C.T. (DOES AFFECT/SHOWN HEREON)

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48339C0225G, HAVING AN EFFECTIVE DATE OF 08-18-2014.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

<b>PROJECT</b>	<b>33107</b>
<b>FIELD DATE</b>	03-11-2021
<b>DRAWN BY</b>	SC/DED/GM
<b>CHECKED BY</b>	ERP
<b>FIELD CREW</b>	EL/VL
<b>REV 1</b>	06-15-2023_FINAL
<b>REV 2</b>	-- --
<b>REV 3</b>	-- --
<b>REV 4</b>	-- --

3032 N. Frazier, Conroe, Texas 77303  
Ph: 936.756.7447 Fax: 936.756.7448  
www.surveyingtexas.com  
Firm No. 10083400

PURCHASER.....GREYSKY MANAGEMENT-IV, LLC  
ADDRESS.....145 PINE BRANCH DRIVE, MONTGOMERY, TX, 77356  
SURVEY.....JAMES J. FOSTER, A - 203  
SUBJECT.....LOT 18, BLOCK 1  
SUBDIVISION.....BENTWATER, SECTION 40  
RECORDING.....CABINET X, SHEET 135, MAP RECORDS  
COUNTY.....MONTGOMERY

Carey A. Johnson  
Registered Professional Land Surveyor No. 6524

