



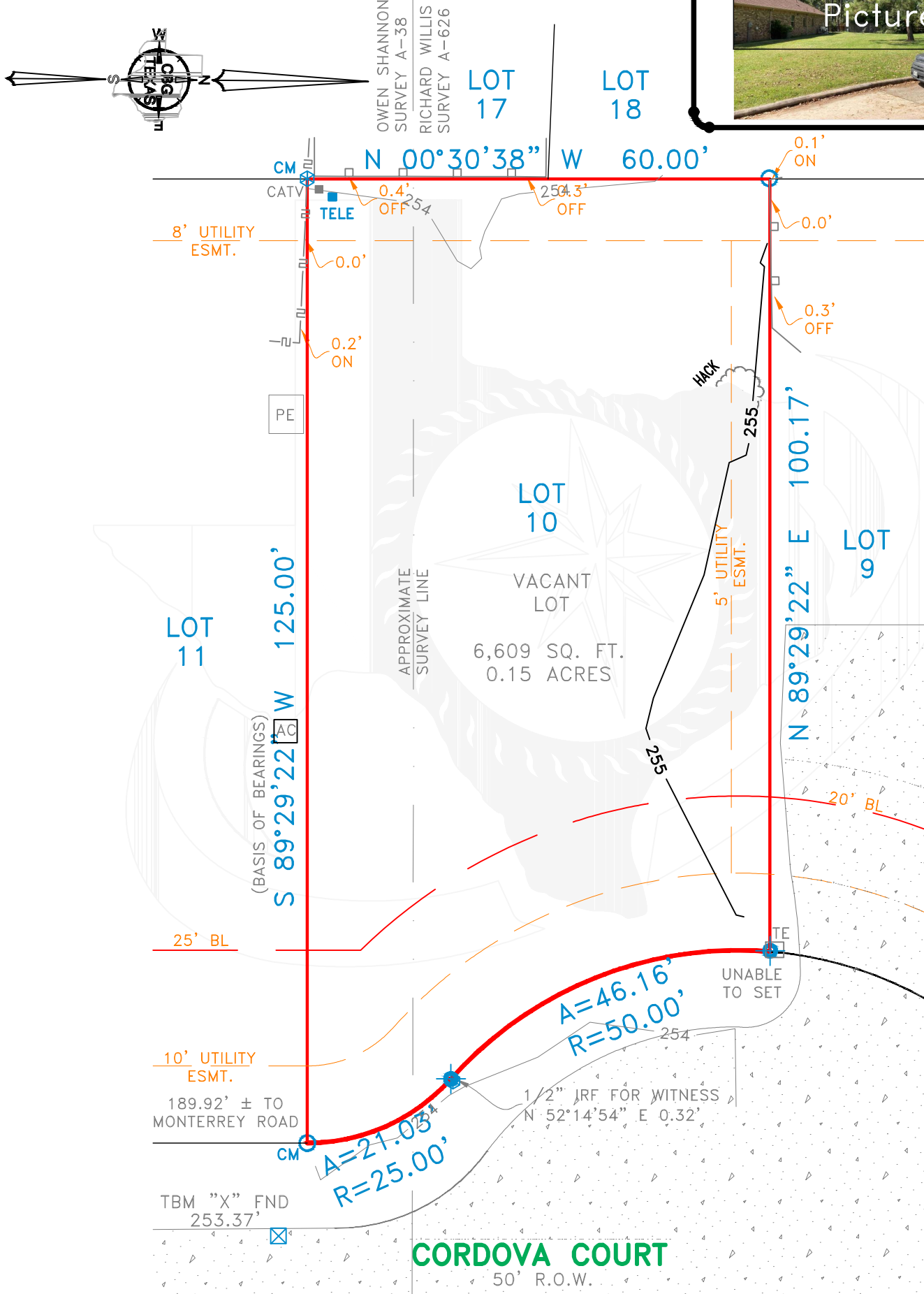
22 Cordova Court

Lot 10, in Block 3, of BENTWATER, SECTION 12, a subdivision in Montgomery County, Texas, according to the Map or Plat thereof, recorded in Cabinet F, Sheets 70-B and 71-A, of the Map and/or Plat Records of Montgomery County, Texas.



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
- U— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD 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 CAB. F, SH. 70-B AND 71-A, CF# 8924315, 2000097722, 2001022600, 2002003209, 2004007490, 2004042804, 2005114246, 2008050657, 2011073493, 2011111760, 2011111763, 2011111766 thru 2011111769, 2012035513, 2012035515, 2012049877, 2012049878, 2012049879, 2012049880, 2012049881, 2012049882, 2012056941, 2012065627, 2012065628, 2012086578, 2014054670, 2014078128, 2014078129, 2015004821, 2015029702, 2015048750, 2016009088, 2016040772, 2016040790, 2016040893, 2017038076, 2017038108, 2017042527, 2017042528, 2017042529, 2017042530, 2017042531, 2017073944, 2017073945, 2018008143, 2018011064, 2018040584, 2018095298, 2018116662, 2018116664, 2019038708, 2019055767, 2019078131, 2019078132, 2019078133, 2019078134, 2019078135, 2019078265, 2019109132, 2020041154, 2020041157, 2020080228, 2020080233, 20080826525, 2009090643, 2013090459 DERIVED FROM PRIOR TITLE WORK ISSUED 09/28/2020

ELEVATIONS DERIVED FROM WATER SURFACE LEVEL OF LAKE CONROE

NOTES:

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

FLOOD NOTE: According to the F.I.R.M. No. 48339C0200G, 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 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: EAN

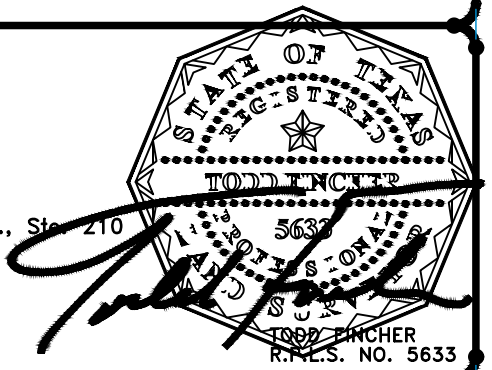
Scale: 1" = 20'

Date: 03/10/2021

GF No.: CTH-MONT-CTT20730998SL

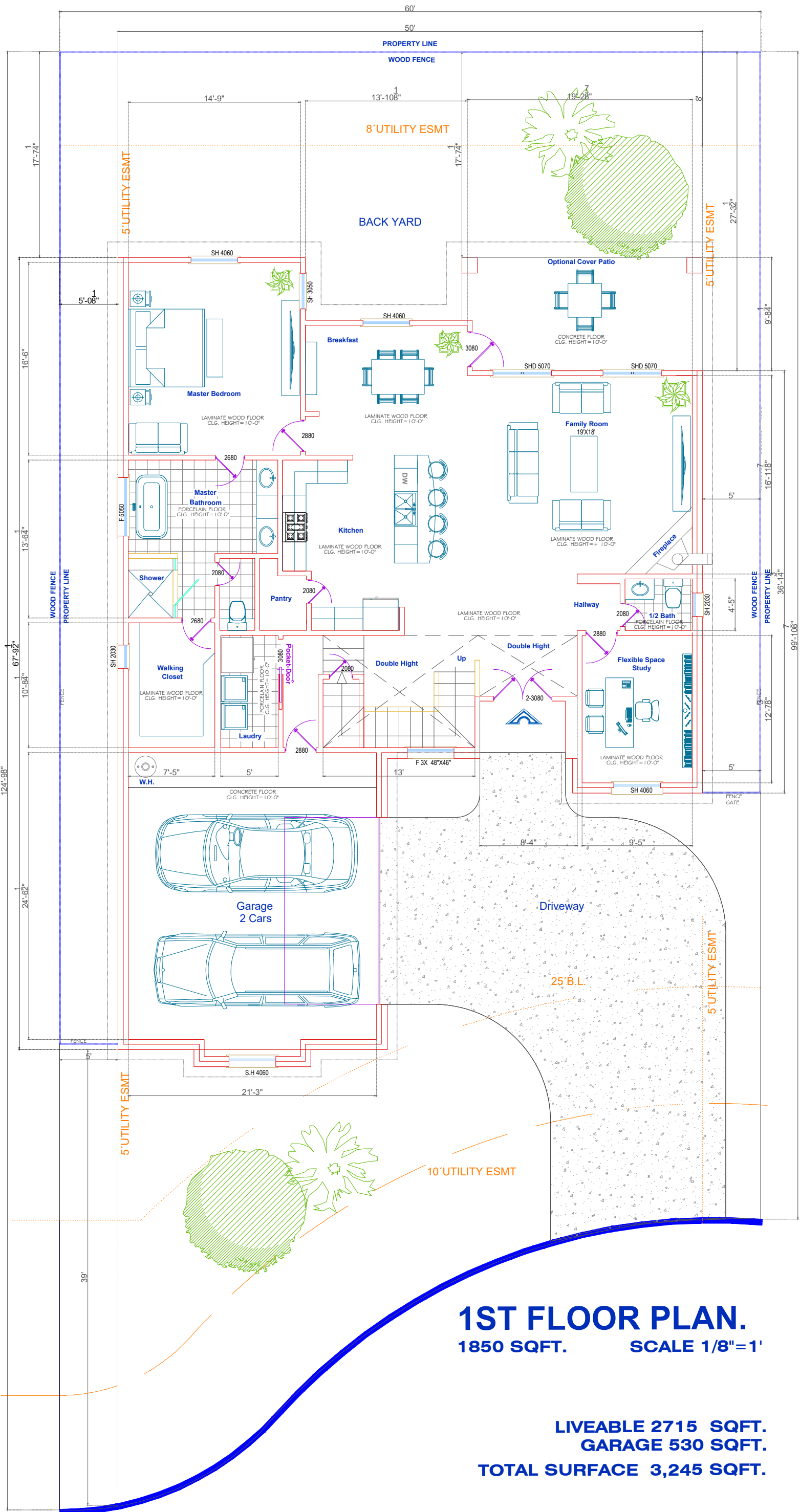
Job No. 2019948-01

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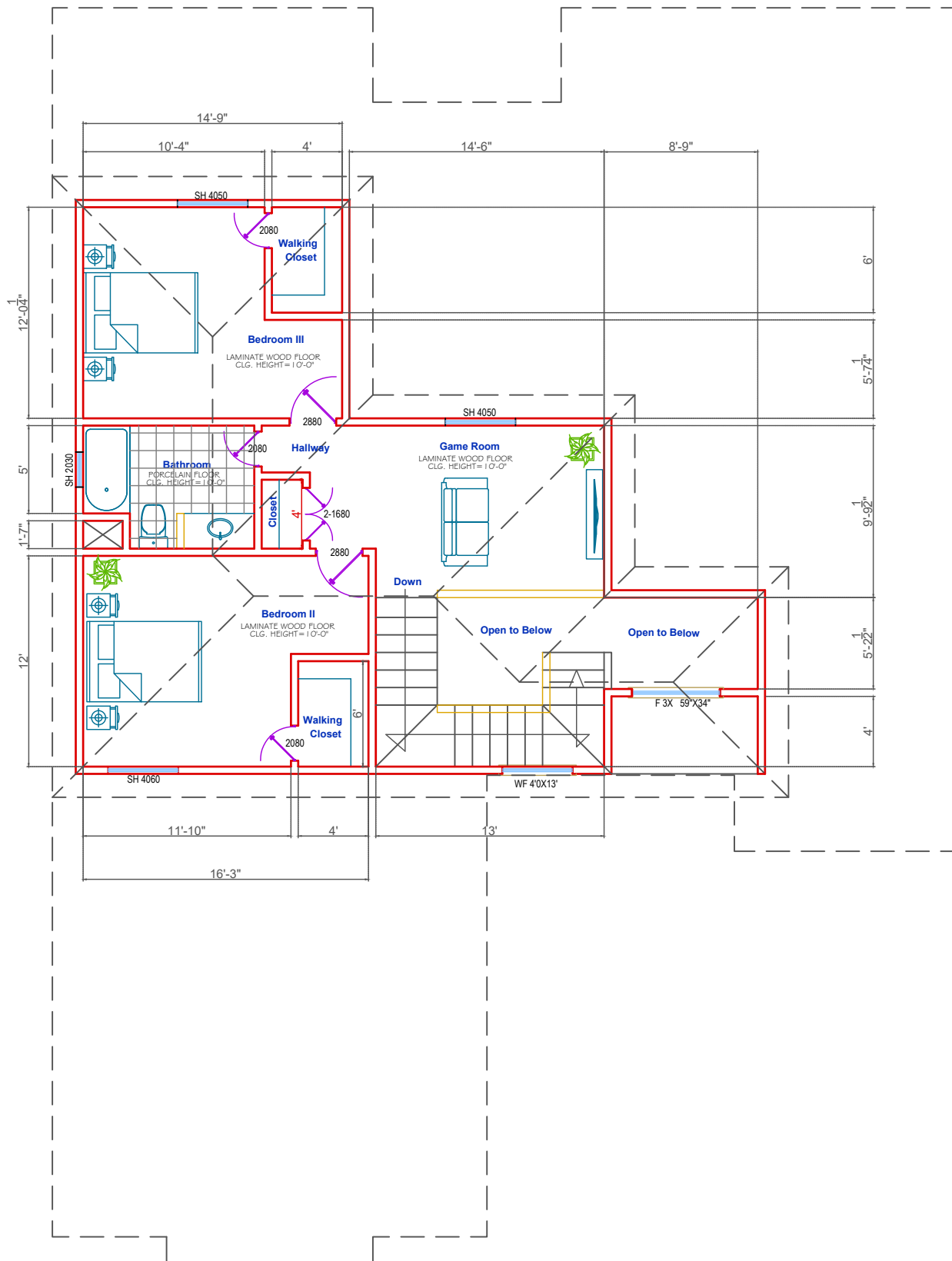
Accepted by: _____
Purchaser

Date: _____
Purchaser



1ST FLOOR PLAN.
 1850 SQFT. SCALE 1/8"=1'

LIVEABLE 2715 SQFT.
GARAGE 530 SQFT.
TOTAL SURFACE 3,245 SQFT.

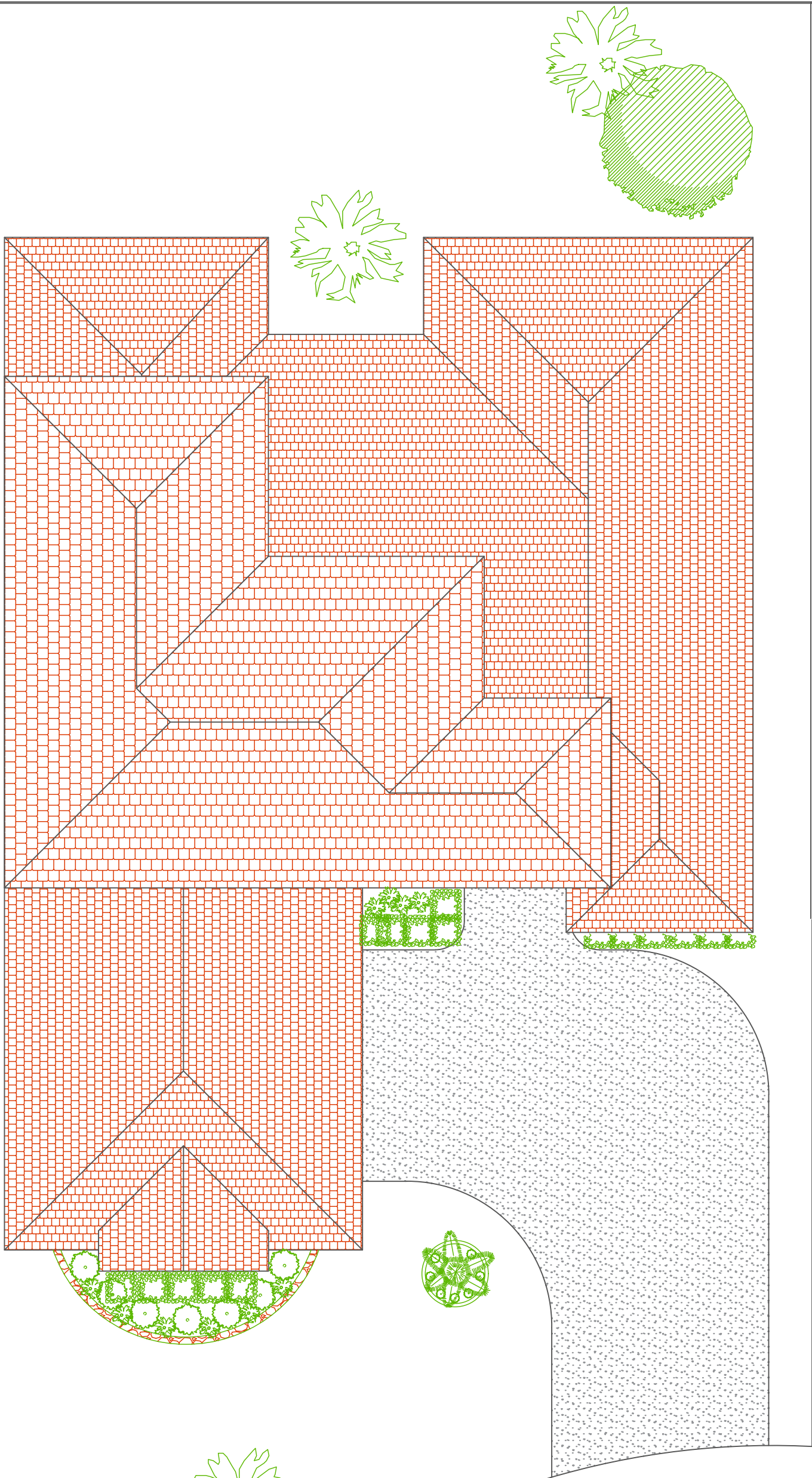


2ND FLOOR PLAN.

865 SQFT.

SCALE 1/8"=1'

TOTAL SURFACE 3,245 SQFT.



ROOF PLAN.
SCALE 1/8"=1'

TOTAL SURFACE 3,245 SQFT.

COMPOSITION ASPHALT
SHINGLES OVER 2 LAYERS
#15 FELT PAPER OVER MIN.
15/32" PLYWOOD OR OSB

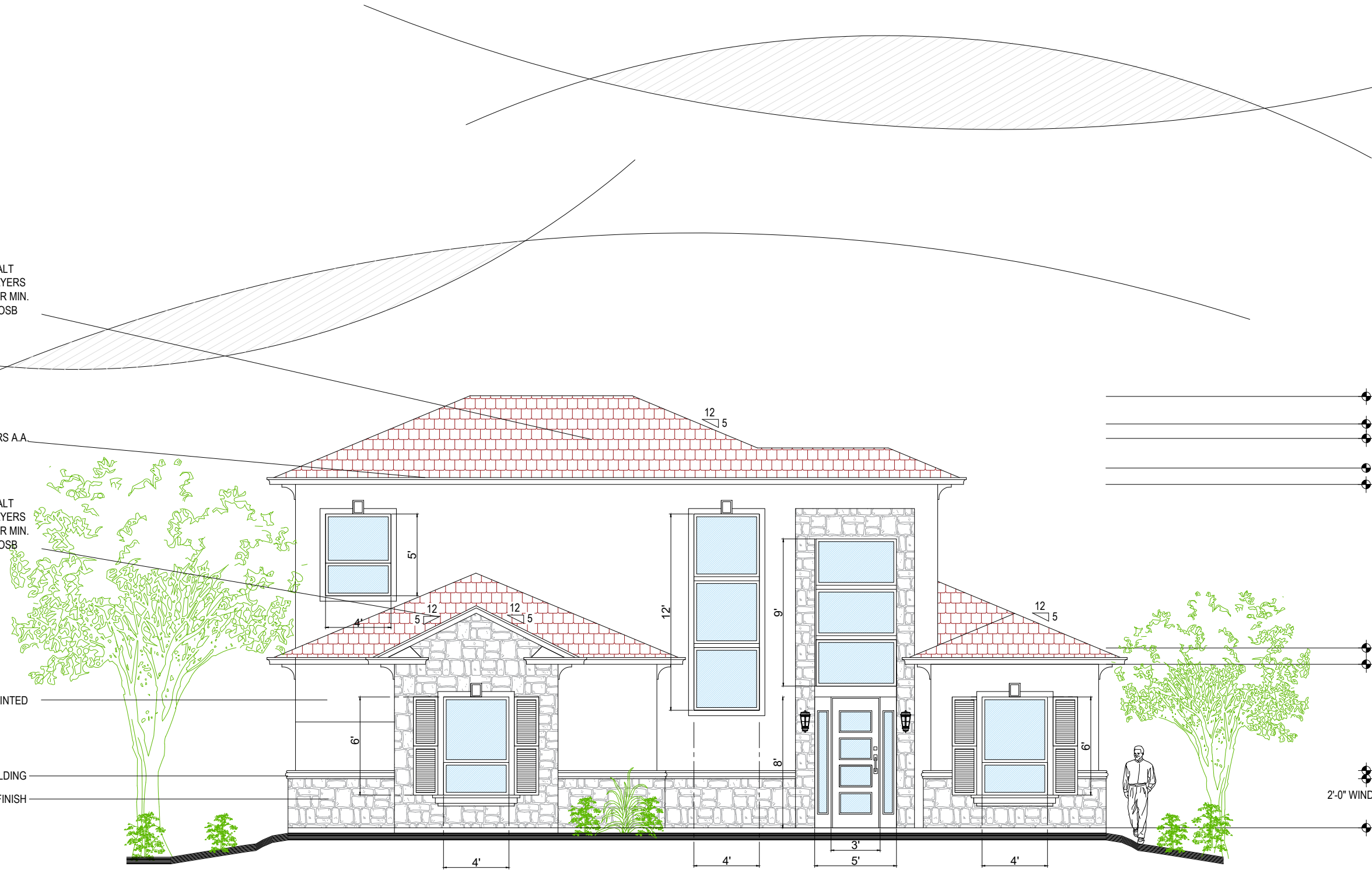
5" METAL GUTTERS A.A.

COMPOSITION ASPHALT
SHINGLES OVER 2 LAYERS
#15 FELT PAPER OVER MIN.
15/32" PLYWOOD OR OSB

STUCCO PAINTED

6" STUCCO MOLDING

STONE FINISH



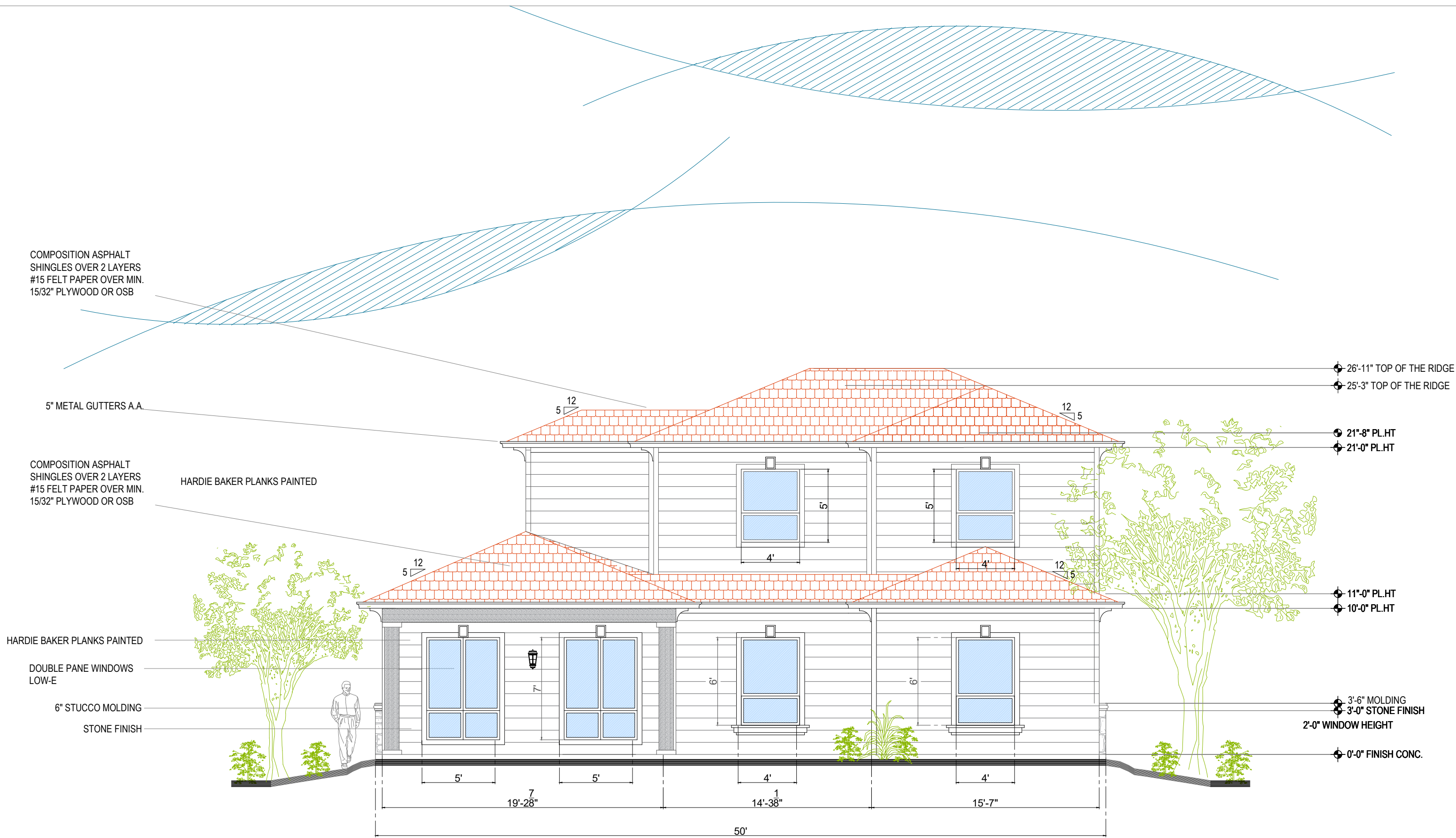
- 26'-4" TOP OF THE RIDGE
- 24'-8" TOP OF THE RIDGE
- 23'-1" TOP OF THE RIDGE
- 21'-8" PL.HT
- 21'-0" PL.HT

- 11'-0" PL.HT
- 10'-0" PL.HT

- 3'-6" MOLDING
- 3'-0" STONE FINISH
- 2'-0" WINDOW HEIGHT

- 0'-0" FINISH CONC.

FRONT ELEVATION



REAR ELEVATION

SCALE 1/8"=1'

COMPOSITION ASPHALT
SHINGLES OVER 2 LAYERS
#15 FELT PAPER OVER MIN.
15/32" PLYWOOD OR OSB

5" METAL GUTTERS A.A.

HARDIE BAKER PLANKS PAINTED

COMPOSITION ASPHALT
SHINGLES OVER 2 LAYERS
#15 FELT PAPER OVER MIN.
15/32" PLYWOOD OR OSB

5" METAL GUTTERS A.A.

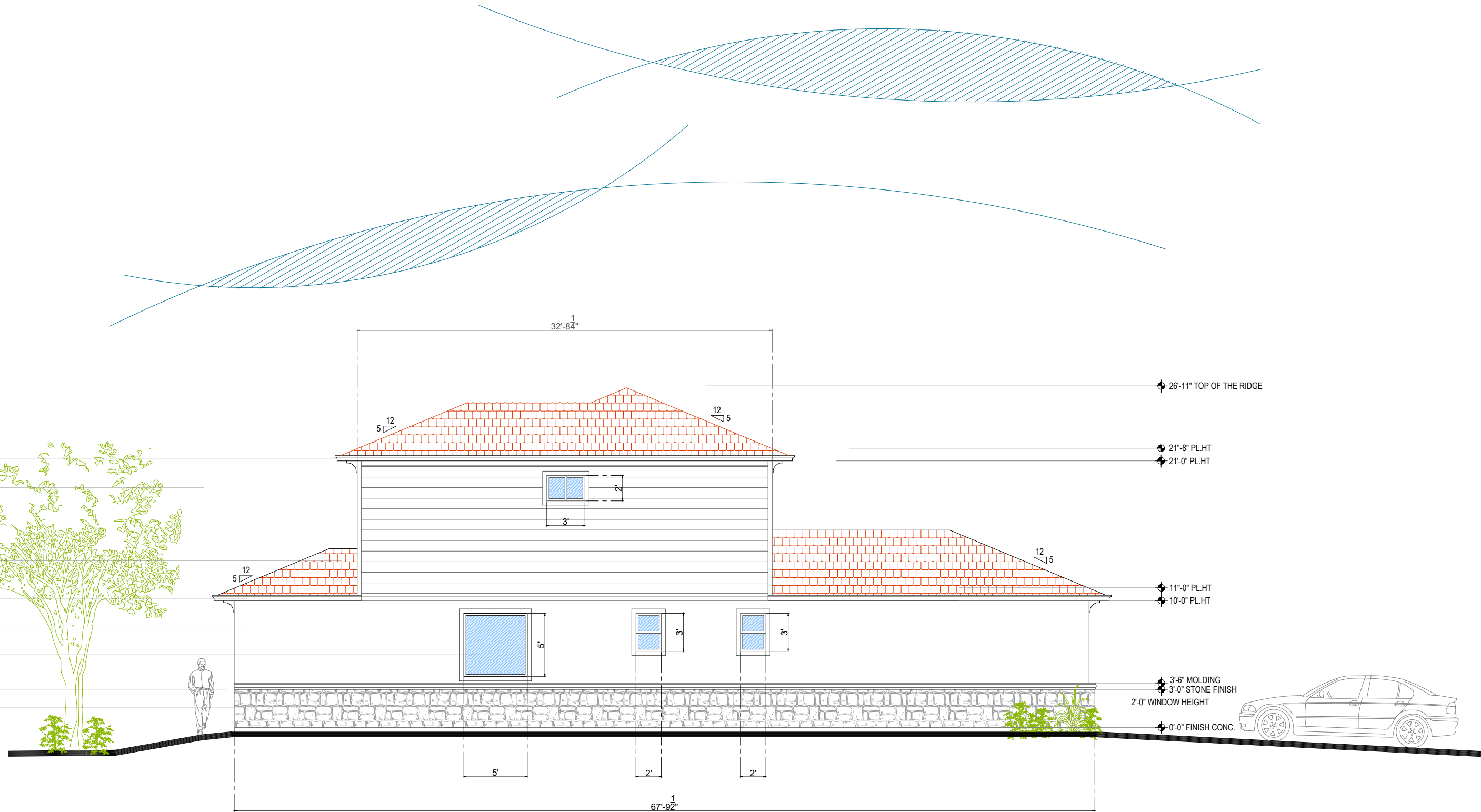
STUCCO PAINTED

DOUBLE PANE WINDOWS
LOW-E

3'-6" MOLDING

6" STUCCO MOLDING

STONE FINISH



26'-11" TOP OF THE RIDGE

21'-8" PL.HT

21'-0" PL.HT

11'-0" PL.HT

10'-0" PL.HT

3'-6" MOLDING

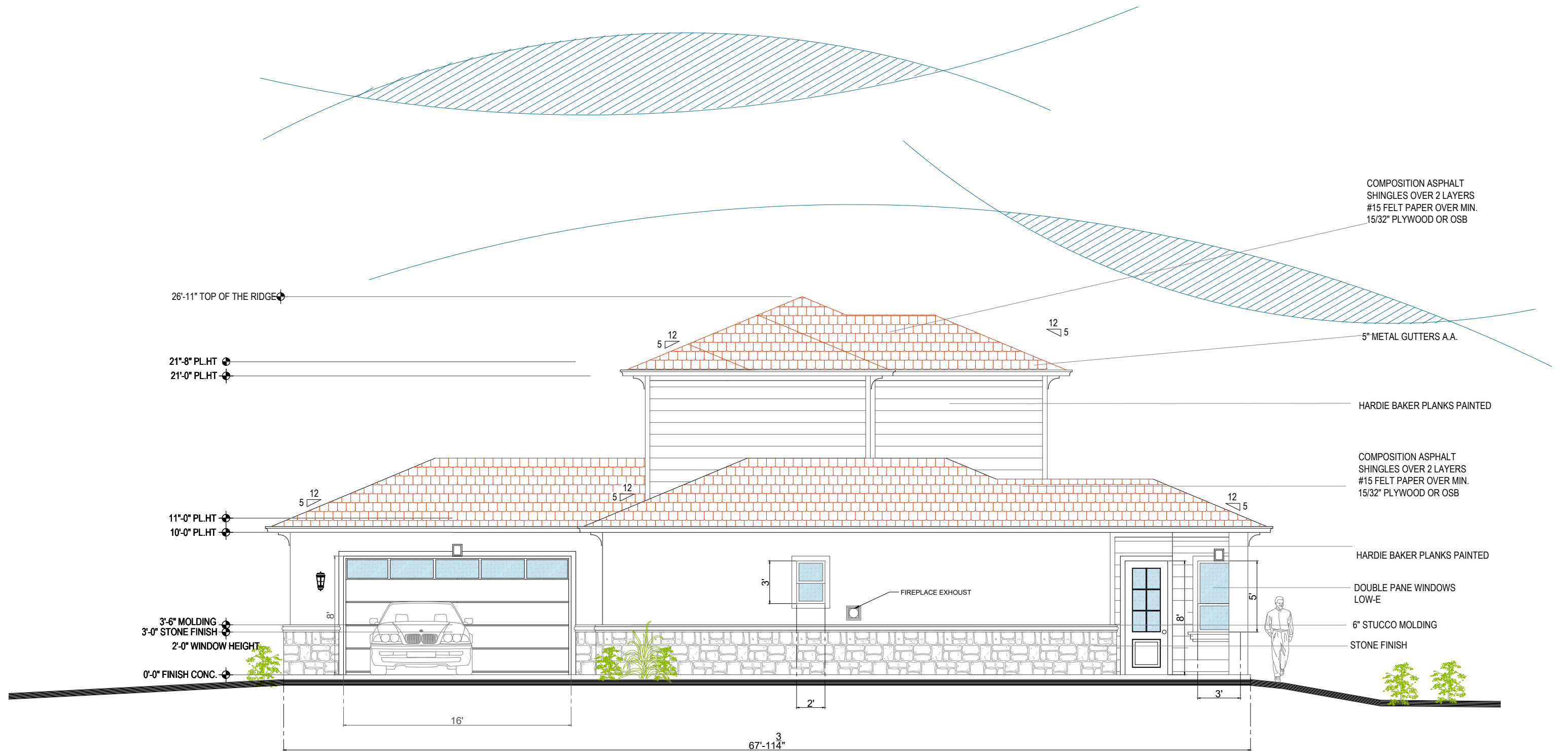
3'-0" STONE FINISH

2'-0" WINDOW HEIGHT

0'-0" FINISH CONC.

NORTH ELEVATION

SCALE 1/8"=1'



26'-11" TOP OF THE RIDGE

21'-8" PL.HT
21'-0" PL.HT

11'-8" PL.HT
10'-0" PL.HT

3'-6" MOLDING
3'-0" STONE FINISH
2'-0" WINDOW HEIGHT

0'-0" FINISH CONC.

COMPOSITION ASPHALT SHINGLES OVER 2 LAYERS #15 FELT PAPER OVER MIN. 15/32" PLYWOOD OR OSB

5" METAL GUTTERS A.A.

HARDIE BAKER PLANKS PAINTED

COMPOSITION ASPHALT SHINGLES OVER 2 LAYERS #15 FELT PAPER OVER MIN. 15/32" PLYWOOD OR OSB

HARDIE BAKER PLANKS PAINTED

DOUBLE PANE WINDOWS LOW-E

6" STUCCO MOLDING

STONE FINISH

FIREPLACE EXHOUST

SOUTH ELEVATION

SCALE 1/8"=1'