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.

LEGEND

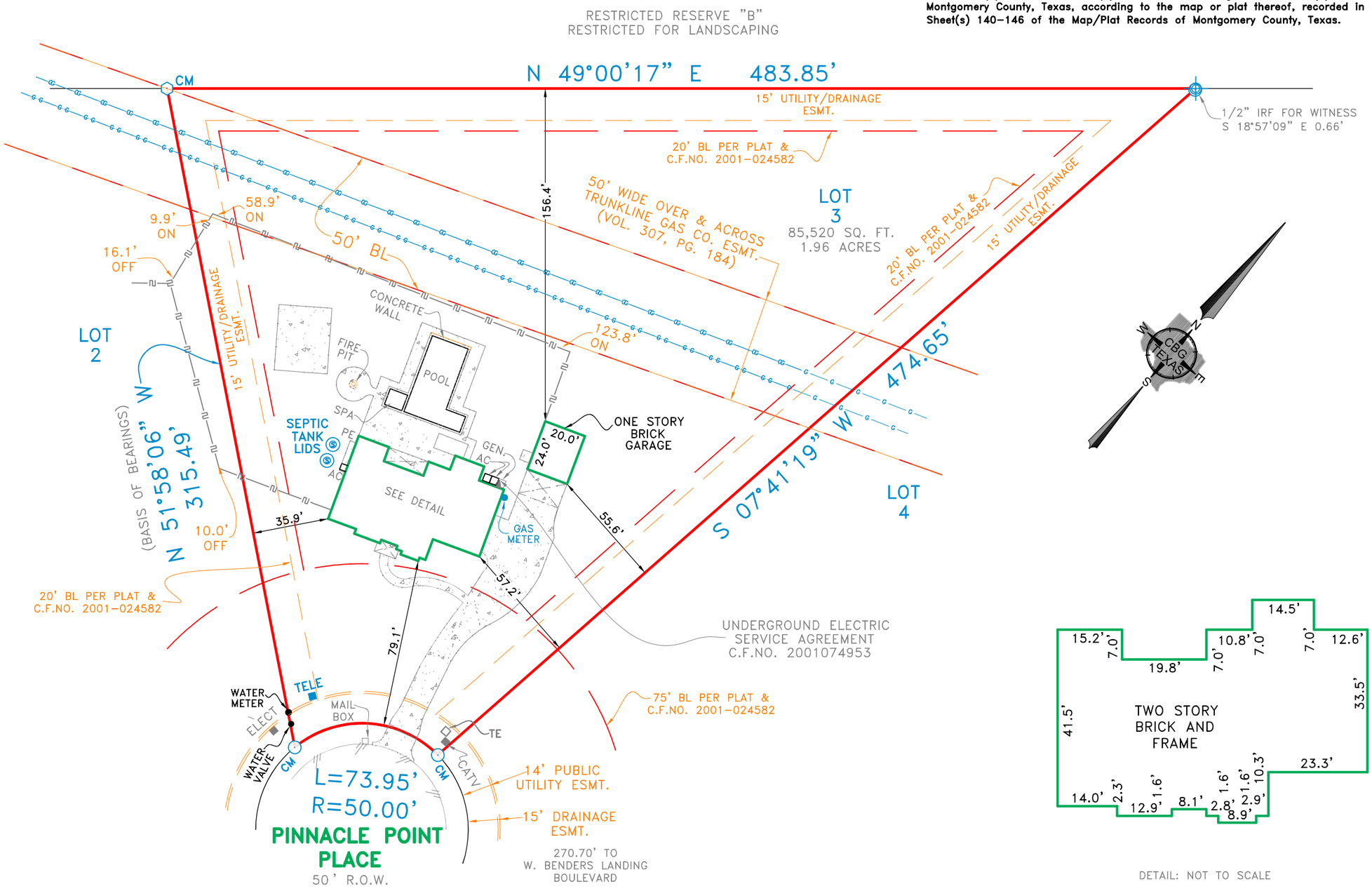
- ○ 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- ⬡ 5/8" ROD FOUND
- ☒ "X" FOUND/SET
- ⊕ POINT FOR CORNER
- T TRANSFORMER PAD
- ■ COLUMN
- ▲ UNDERGROUND ELECTRIC
- —OHP— OVERHEAD ELECTRIC POWER
- —OES— OVERHEAD ELECTRIC SERVICE
- —○— CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- □ FENCE POST FOR CORNER
- CM CONTROLLING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

NOTE: G.F. NO. LISTED WAS PROVIDED TO THE SURVEYOR ON AN EXISTING SURVEY. TITLE COMMITMENT EFFECTIVE DATE JANUARY 11, 2015



DETAIL: NOT TO SCALE

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 are 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.

Date: _____ Accepted by: _____ Purchaser

_____ Purchaser

Drawn By: C.C./KOP

Scale: 1" = 60'

Date: 02/26/2020

GF NO.: 7695–15–1212

Job No. 1501714–01

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
321 Century Plaza Dr., Ste. 105
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtxllc.com

STATE OF TEXAS REGISTERED NATHAN ALAN PARE 6845 PROFESSIONAL LAND SURVEYOR

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R.P.L.S. NO. 6845