



49 Winterhaven Lane

Lot Fourteen (14), in Block Three (3), of BENTWATER, SECTION SIX (6), a subdivision situated in the Owen Shannon Survey, A-36, Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet F, Sheets 16-A of the Map Records of Montgomery County, Texas.

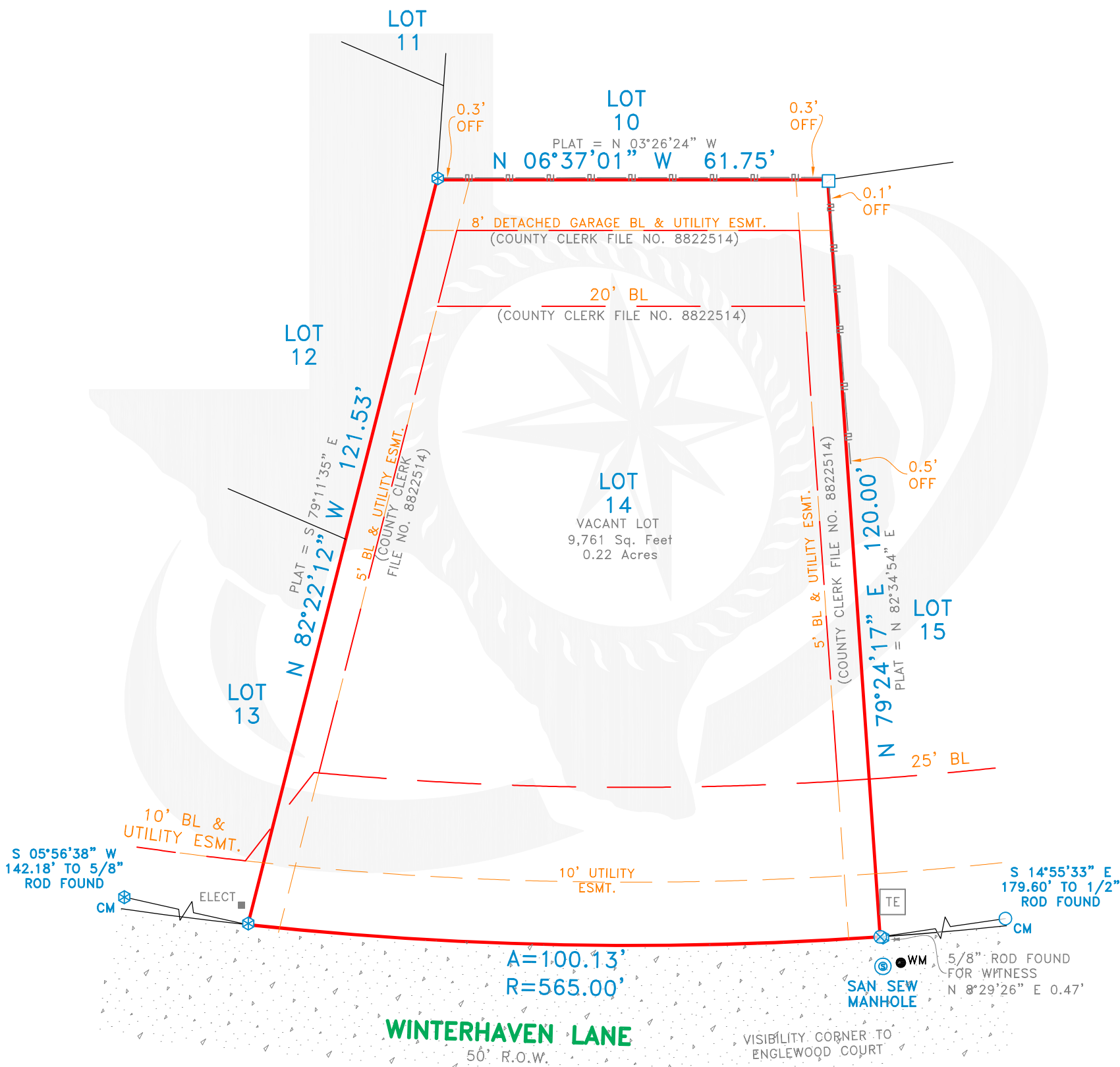
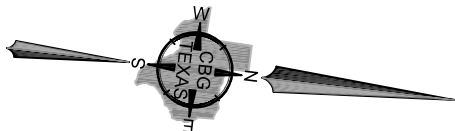


Fidelity National Title
Insurance Company



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
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- ///— PIPE FENCE
- ///— EDGE OF ASPHALT
- ///— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE
- WOOD DECK



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CABINET F, SHEETS 16-A THROUGH 17-A, COUNTY CLERK'S FILE NO(S). 8822514, 8824802, 8832056, 9014195, 2000-097722, 2001-022600, 2002-003209, 2004-007490, 2004-042804, 2005-114246, 2008050657, 2011073493, 2011111760, 2011111763, 2011111766, 2011111767, 2011111768, 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, 2018011064, 2018040584, 2018095298, 2018116662, 2018116664, 2019038708, 2019055767, 2019078131 THROUGH 2019078135, 2019078265, 2019109132, 2020041154, 2020041157, 2020080228, 2020080233, 2021014058, 2021014059, 2021110643, 2021110646, 2021119803, 2021147062, 2021147063, 2022008250 THROUGH 2022008255, 2022093471, 2023006634, 2023069900, 2023102999 and 2023103000

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

Date: _____ Accepted by: _____
Purchaser
Purchaser

NOTES:

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

FLOOD NOTE: According to the F.I.R.M. No. 48339C0225G, 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 Fidelity National Title. 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: SG
Scale: 1" = 20'
Date: 11/16/23
GF No.: FTH-12-FAH23012129KM
Job No. 2317606



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