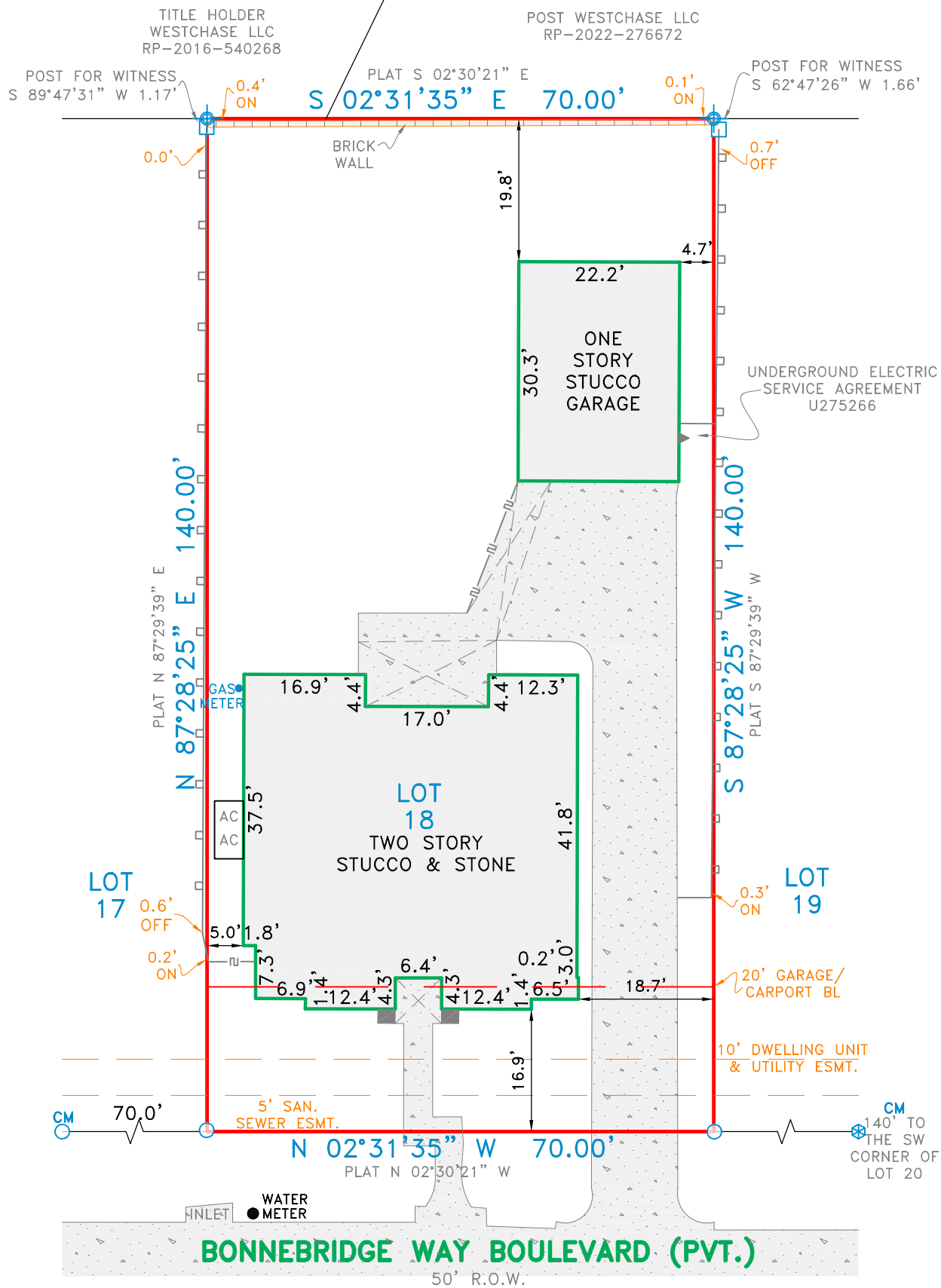
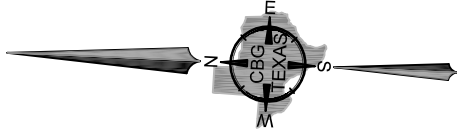


# 3123 Bonnebridge Way Boulevard

Lot 18, in Block 6, of ROYAL OAKS COUNTRY CLUB SECTION ONE, an Addition in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 439050, of the Map Records of Harris County, Texas.



LEGEND		
○ 1/2" ROD FOUND	□ FENCE POST FOR WITNESS	TE TRANSFORMER PAD
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT	TELE TELEPHONE PEDESTAL
○ 1" PIPE FOUND	AC AIR CONDITIONER	▲ UNDERGROUND ELECTRIC
⊗ "X" FOUND/SET	PE POOL EQUIPMENT	△ OVERHEAD ELECTRIC
⊕ 5/8" ROD FOUND		
⊙ POINT FOR CORNER		
■ COLUMN		
● LP LIGHT POLE	● POWER POLE	● BL BUILDING LINE
● AE AERIAL EASEMENT	— UE UTILITY EASEMENT	— OHP OVERHEAD ELECTRIC POWER
— SSE SANITARY SEWER EASEMENT	— OES OVERHEAD ELECTRIC SERVICE	— WOOD FENCE 0.5' WIDE TYPICAL
— CHAIN LINK	— PIPE FENCE	— WOOD DECK
	— EDGE OF ASPHALT	— EDGE OF GRAVEL
	— CONCRETE	— COVERED AREA
	— BRICK	— STONE



## EXCEPTIONS:

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

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN T399018, U257546, U613505, U658283, U695327, U997123, V932631, W117940, X790156, Y077310, Y148541, Y148543, Z216237, 20060095120, 20060095121, 20070015289, 20070015428, 20070744911, 20080079264, 20080127243, 20080127396, 20080127397, 20080189952, 20080469858, 20080477332, 20080490195, 20080478319, 20080613824, 20080613827, 20080613828, 20090091936, 20090533987, 20090534925, 20100365633, 20110385362, 20110385363, 20110385397, 20120223772, 20120223773, 20120223774, 20120223775, 20120223776, 20120223777, 20120223778, 20120223779, 20120223780, 20120223781, 20120223782, 20120223783, 20120223784, 20120567761, 20120567762, 20130499096, 20130637255, 20130505014, 20140122771, 20140222526, 20140222551, RP-2016-230678, RP-2016-349684, RP-2016-569139, RP-2016-569156, RP-2017-225922, RP-2018-171623, RP-2018-467197, RP-2020-363938, RP-2022-596044, RP-2024-205800, RP-2024-254537, U275266

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY U971953

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. 48201C0830L, 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 Riverway 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 are 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: DC

Scale: 1" = 20'

Date: 06/04/25

GF No.: 251358-SA

Job No.: 2508726

# CBG

SURVEYING TEXAS LLC

419 Century Plaza Dr., Ste. 210  
 Houston, TX 77073  
 P 214.349.9485  
 F 214.349.2216  
 Firm No. 10194280  
 www.cbgtxllc.com

