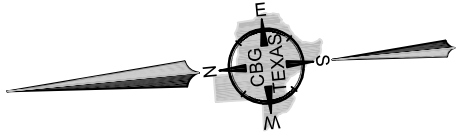


414 Rowan Pine Court

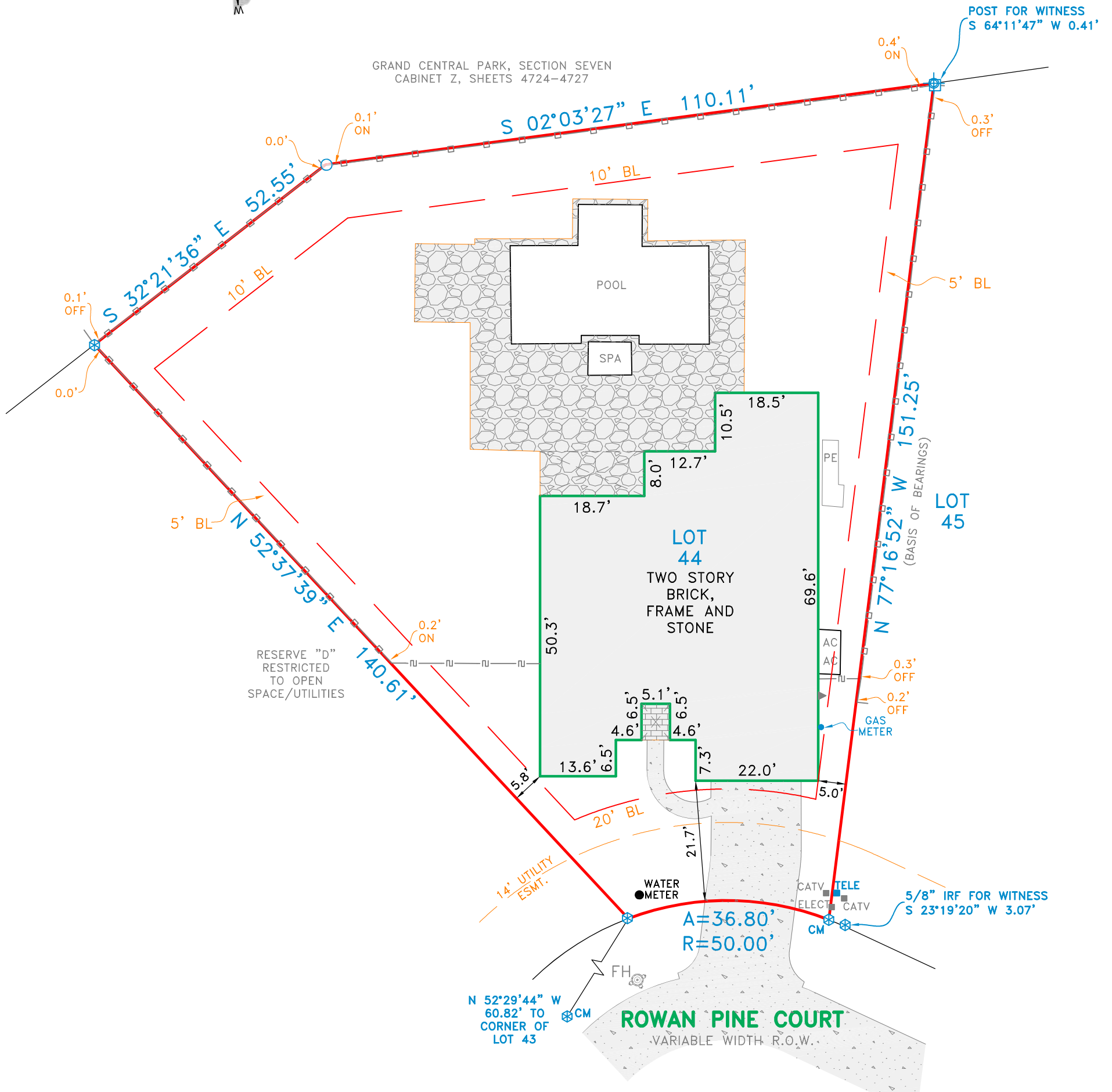
Lot 44, in Block 1, of GRAND CENTRAL PARK SEC 12 AMENDING PLAT NO. 1, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheet 5210 of the Map Records of Montgomery County, Texas, and amended in Cabinet Z, Sheet 5815, of the Map Records of Montgomery County, Texas.



LEGEND			
○ 1/2" ROD FOUND	□ FENCE POST FOR WITNESS	TE TRANSFORMER PAD	—OHP— OVERHEAD ELECTRIC POWER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT	TELE TELEPHONE PEDESTAL	—OES— OVERHEAD ELECTRIC SERVICE
○ 1" PIPE FOUND	AC AIR CONDITIONER	▲ UNDERGROUND ELECTRIC	—WDF— WOOD FENCE 0.5' WIDE TYPICAL
⊗ "X" FOUND/SET	PE POOL EQUIPMENT	△ OVERHEAD ELECTRIC	—EAS— EDGE OF ASPHALT
⊕ 5/8" ROD FOUND		—AE— AERIAL EASEMENT	—EG— EDGE OF GRAVEL
⊕ POINT FOR CORNER		—SSE— SANITARY SEWER EASEMENT	—CON— CONCRETE
■ COLUMN		—UE— UTILITY EASEMENT	—CD— COVERED AREA
		—BL— BUILDING LINE	—BR— BRICK
		—AE— AERIAL EASEMENT	—ST— STONE
		—IF— IRON FENCE	
		—DSE— DOUBLE SIDED WOOD FENCE	



GRAND CENTRAL PARK, SECTION SEVEN
CABINET Z, SHEETS 4724-4727



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CABINET Z, SHEET 5210 AND CABINET Z, SHEET 5815

C.C.F. NOS. 9741657, 2012123295, 2013126056, 2015045775, 2015048973, 2015048974, 2015048975, 2015048976, 2015048977, 2015048978, 2015048979, 2015048980, 2015070870, 2015084418, 2015084419, 2016002173, 2016002174, 2016002175, 2016002176, 2016034450, 2016037022, 2016045496, 2016104676, 2017014563, 2017063554, 2017086485, 2018017661, 2018096380, 2018096601, 2018096380, 2018112571, 2019028441, 2020046338, 2020069905, 2020078757, 2020134938, 2021041096, 2021059992, 2021059993, 2021059994, 2021059995, 2021104094, 2021156602, 2021156603, 2021156604, 2021156605, 2022046413, 2022052173, 2022052174, 2022052980, 2022052981, 2022052982, 2022052983, 2022095224, 2022095225, 2022095226, 2022095227, 2022095228, 2022095229, 2022095230, 2023064834, 2023076625, 2023076626, 2023085526, 2023086157, 2023093289, 2023093290, 2023109485, 2024042570, 2024056198, 2024116239, 2024117136, 2024117137, 2025056527 AND 2025056528

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. 48339C0390G, 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 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.

Drawn By: SG
Scale: 1" = 20'
Date: 08/14/25
GF No.:
FTH-12-FAH25009274R
Job No. 2513105

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