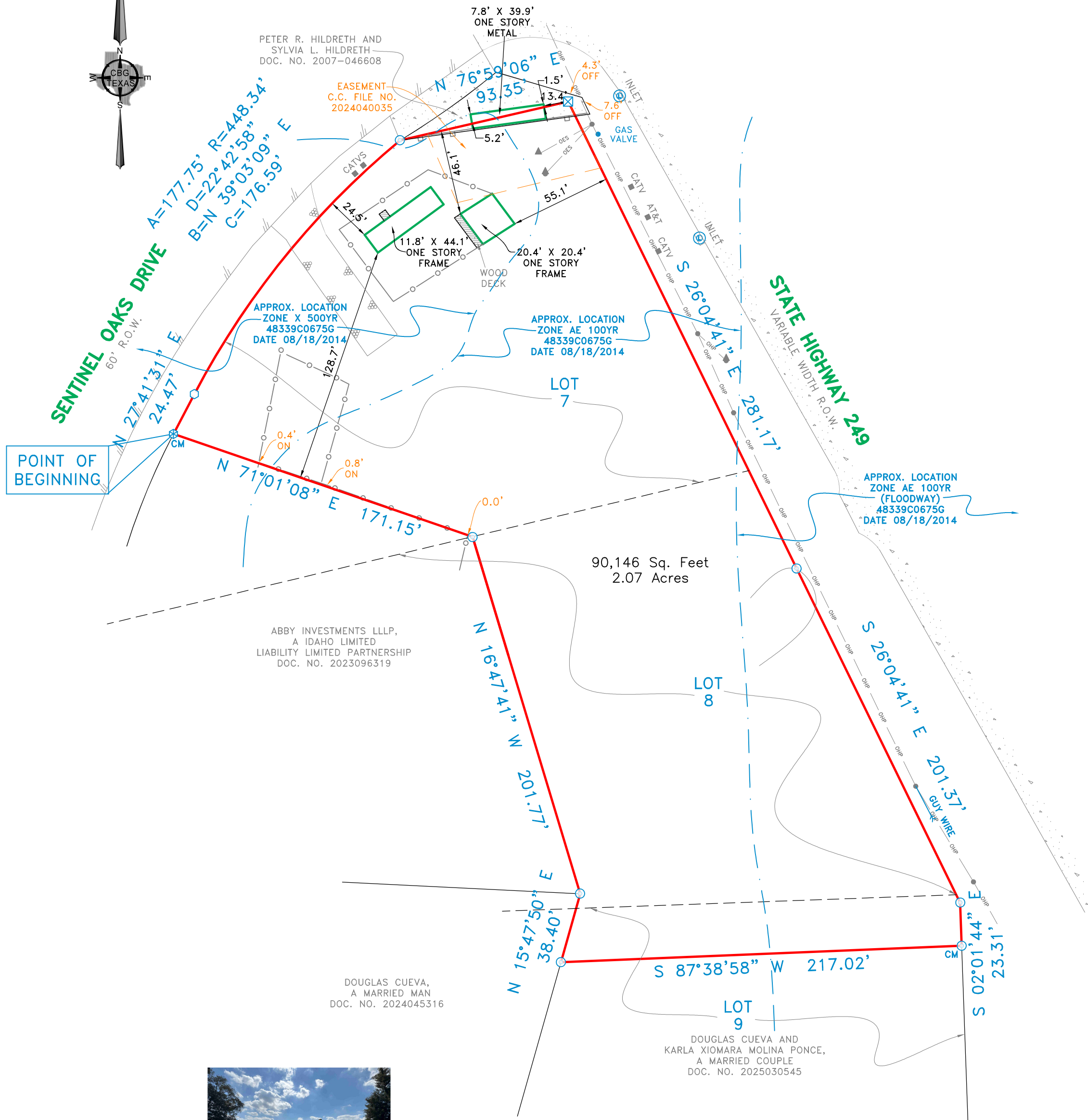
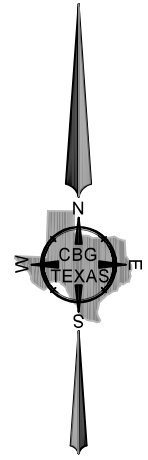


0 50 100 150



PETER R. HILDRETH AND SYLVIA L. HILDRETH
DOC. NO. 2007-046608

EASEMENT
C.C. FILE NO.
2024040035

APPROX. LOCATION
ZONE X 500YR
48339C0675G
DATE 08/18/2014

APPROX. LOCATION
ZONE AE 100YR
48339C0675G
DATE 08/18/2014

APPROX. LOCATION
ZONE AE 100YR
(FLOODWAY)
48339C0675G
DATE 08/18/2014

ABBY INVESTMENTS, LLLP,
A IDAHO LIMITED
LIABILITY LIMITED PARTNERSHIP
DOC. NO. 2023096319

DOUGLAS CUEVA,
A MARRIED MAN
DOC. NO. 2024045316

DOUGLAS CUEVA AND
KARLA XIOMARA MOLINA PONCE,
A MARRIED COUPLE
DOC. NO. 2025030545

stewart title

Real partners. Real possibilities.™



NOTES:

- BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS CENTRAL ZONE.
- PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOLUME 5, PAGE 459, VOLUME 530, PAGE 229, COUNTY CLERK'S FILE NO. 2024040335, COUNTY CLERK'S FILE NO. 2024076916, VOLUME 393, PAGE 390, VOLUME 411, PAGE 464
- APPARENT ENCROACHMENT INTO/OVER PROPERTY LINE.
- BENCHMARK REFERENCE:
HARRIS COUNTY FLOODPLAIN RM NO. 100165R LOCATED AT THE NORTH BOUND FEEDER OF S.H. 249 AND SPRING CREEK INTERSECTION. ELEVATION: 162.51 ESTIMATED BFE FOR PROPERTY IS 162.0'

NOTE: According to the F.I.R.M. in Map No. 48339C0675G, this property does lie in Zone AE and DOES lie within the 100 year flood zone. Except as shown.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

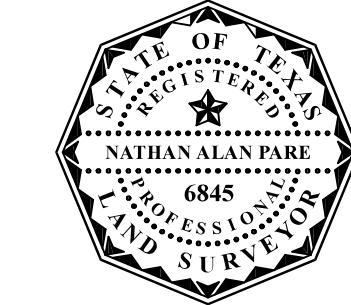
REVISIONS		
DATE	BY	NOTES
10/30/2025	MARIA	COMMENTS

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
○	3/4" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	"X" FOUND / SET
⊗	5/8" ROD FOUND
▲	OVERHEAD ELECTRIC POWER POLE
●	POINT FOR CORNER
⊗	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT COLUMN
AC	AIR CONDITIONING
⊗	FIRE HYDRANT
— OES —	OVERHEAD ELECTRIC SERVICE
— OHP —	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE
—	COVERED PORCH, DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE

CBG
SURVEYING TEXAS LLC

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

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	10/13/2025	2515914	SEE CERT.	MARIA



Executed this 13th day of October, 2025

Registered Professional Land Surveyor

METES AND BOUNDS

J. HOUSE SURVEY, ABSTRACT NUMBER 20

MONTGOMERY COUNTY, TEXAS

115 SENTINEL OAKS DRIVE