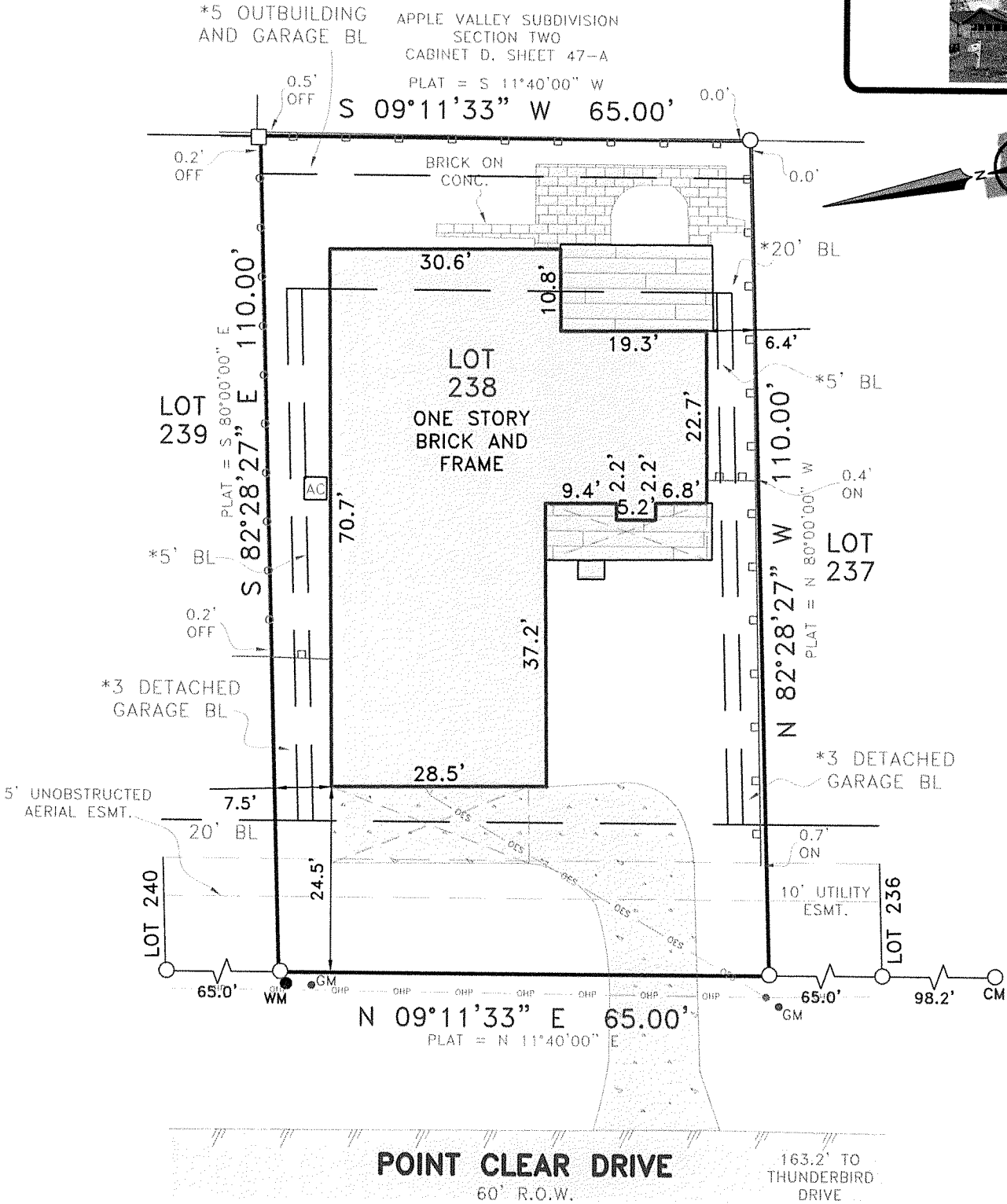


238 Point Clear Drive

Lot 238, of QUAIL CREEK, SECTION 1, OF PANORAMA, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Volume 7, Page 329 of the Map Records of Montgomery County, Texas.



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



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 7, PG. 329, *VOL. 610, PG. 258 AND VOL. 669, PG. 427 C.C.F. NOS. 9018278, 9121382, 2015033913, 2017112292 AND 2019104406

NOTE: APPARENT ENCROACHMENT INTO/OVER BUILDING LINE, PER VOL. 610, PG. 258

BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS CENTRAL ZONE

NOTES:

NOTE: Bearings, easements and building lines are by recorded plat unless otherwise noted.

FLOOD NOTE: According to the F.I.R.M. No. 48339C0240G, 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 Old Republic 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'

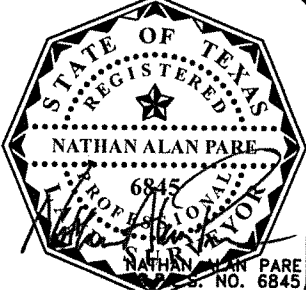
Date: 03/29/25

GF No.: 2500475

Job No. 2504637

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.cbqtxllc.com



Accepted by:

Purchaser

Date: 4-7-25

Purchaser