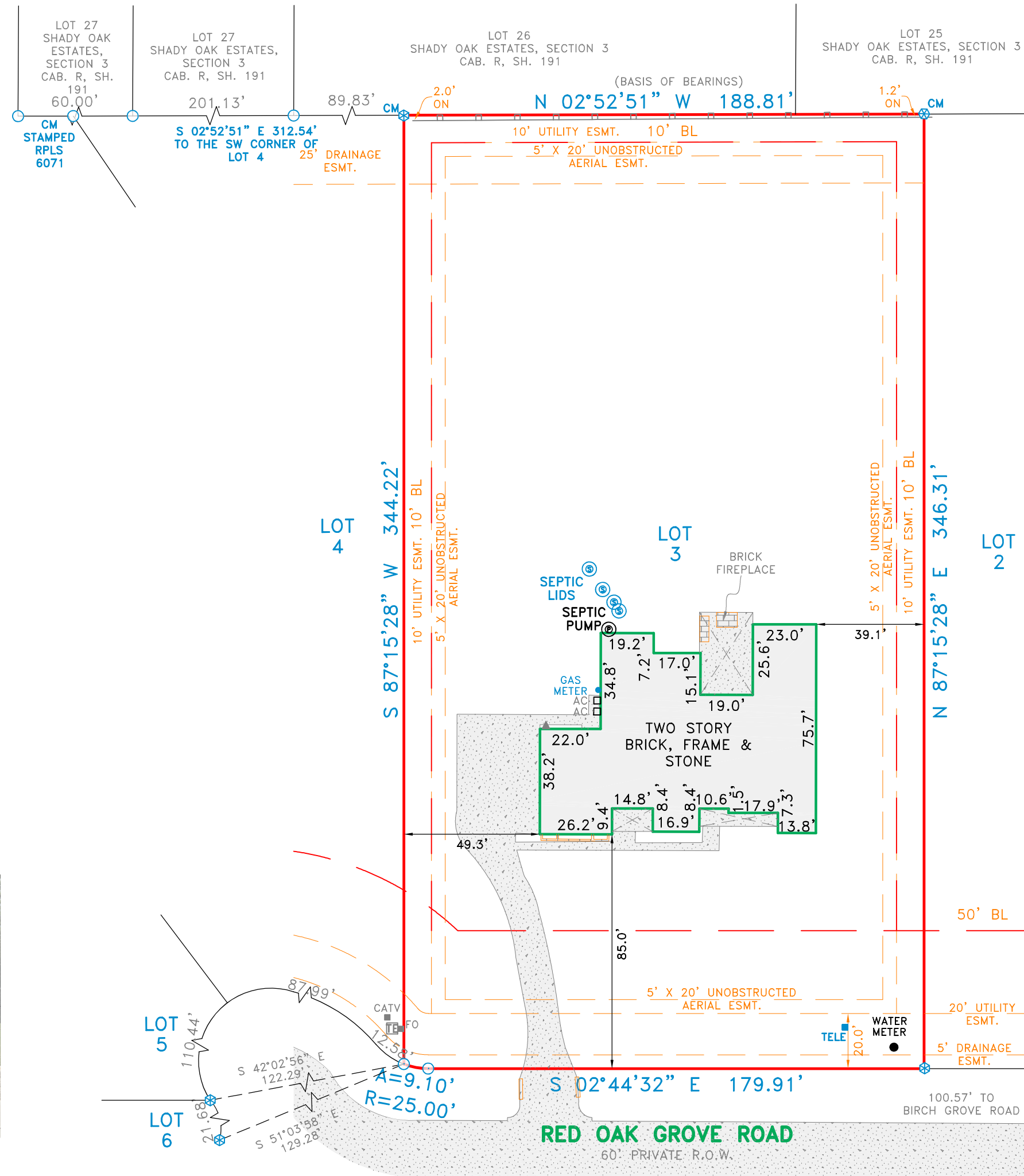


7248 Red Oak Grove Road

Lot 3, Block 1, of HIGH MEADOW ESTATES SECTION 10, a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet Z, Sheet 8780, of the Map Records of Montgomery County, Texas.

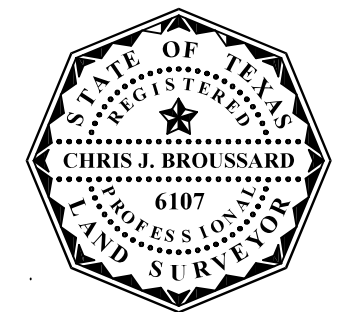


SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Lane Sparks, in connection with the transaction described in G.F. FTH-12-FAH24001450WT that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; 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. 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, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 13th day of August, 2026

Chris J. Broussard
Registered Professional Land Surveyor



NOTE
GF NO. LISTED WAS PROVIDED TO THE SURVEYOR ON AN EXISTING SURVEY, THE EFFECTIVE DATE OF THE TITLE WORK IS 02/28/2024.

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CAB. Z, SH. 8780, C.F. # 2006-105231 2022096459, 2022148838, 2023040372, 2023049199, 2023049201, 2023067598, 2023074351, 2023105760

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 95, PG. 153, VOL. 106, PG. 414, VOL. 108, PG. 22, C.F. # 2021000770

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

NOTE: According to the F.I.R.M. in Map No. 48339C0350G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

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

REVISIONS		
DATE	BY	NOTES

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

CBG
SURVEYING TEXAS LLC

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Firm No. 10194280
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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	08/12/2026	29254	SEE CERT.	AF

FINAL SURVEY

LOT 2, BLOCK 1 HIGH MEADOW ESTATES SECTION 10

CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS

7248 RED OAK GROVE ROAD