



SYMBOL LEGEND

- Wood Fence
- Wood Fence
- Water Meter
- Fnd Iron Rod
- Gas Meter
- Service Pole

Surveyor has relied on information provided by:
 Old Republic National Title Insurance Company
 G.F. No. 1901272
 Effective date: June 23, 2019

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

1. Those as per Item 1, Schedule B, of said Title Commitment.
2. A 20 foot building line restriction along the front lot line; a 10 foot utility easement along each side of all roads; a 10 foot utility easement along the rear lines of all lots adjacent to the golf course; an aerial easement 5 feet wide from a plane 20 feet above the ground upward, located adjacent to all easements shown thereon; and a public easement 10 feet wide on each side of the centerline of all natural drainage courses; all as set out on Subdivision Plat of record in Volume 7, Page 329 of the Map Records of Montgomery County, Texas.
3. Building line restrictions of 5 feet along the side property boundary lines, however detached garages may be placed 3 feet within the side property line; building line restrictions of 20 feet for residences along the rear property boundary lines, and of 5 feet for approved outbuildings and garages along the rear property boundary lines, all as set out in the Restrictions recorded in Volume 610, Page 258 of the Deed Records of Montgomery County, Texas.
4. Building line restrictions of 25 feet along the front lot lines, of 20 feet along the rear lot lines, of 20 feet along the fairway lines, of 10 feet along the side lot lines, of 15 feet along the corner side lot lines, and of 7-1/2 feet along the side lines of lots other than corner lots with a frontage of 65 feet or less, all as established by Ordinance No. 80-101, passed on September 29, 1980, filed by the City of Panorama Village, a copy of which is recorded in the Real Property Records of Montgomery County, Texas, under County Clerk's File Nos. 9018278 and 2015-033913, AU Accessory Buildings must be located not closer than 3 feet from the side or rear property line of the lot on which they are being located and no closer than 20 feet back from the front of the residence, no accessory buildings are allowed on the back of Golf Course Lots; they may be constructed between the residence and the side property lines as long as they do not extend past the back of the house or the front of the house. On interior lots an Accessory Building may be constructed as long as the building does not extend past the front of residence, by Certificate of Ordinance recorded under County Clerk's File No. 2015-033913. and by Ordinance No. 2017-411, filed by the City of Panorama Village, a copy of which is recorded in the Real Property Records of Montgomery County, Texas, under the County Clerk's File No. 2017-112292. Building line restrictions as further set out in Certificate of Ordinance recorded under Clerk's File No. under Clerk's File No. 2017112292.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0240G having an effective date 08/18/2014

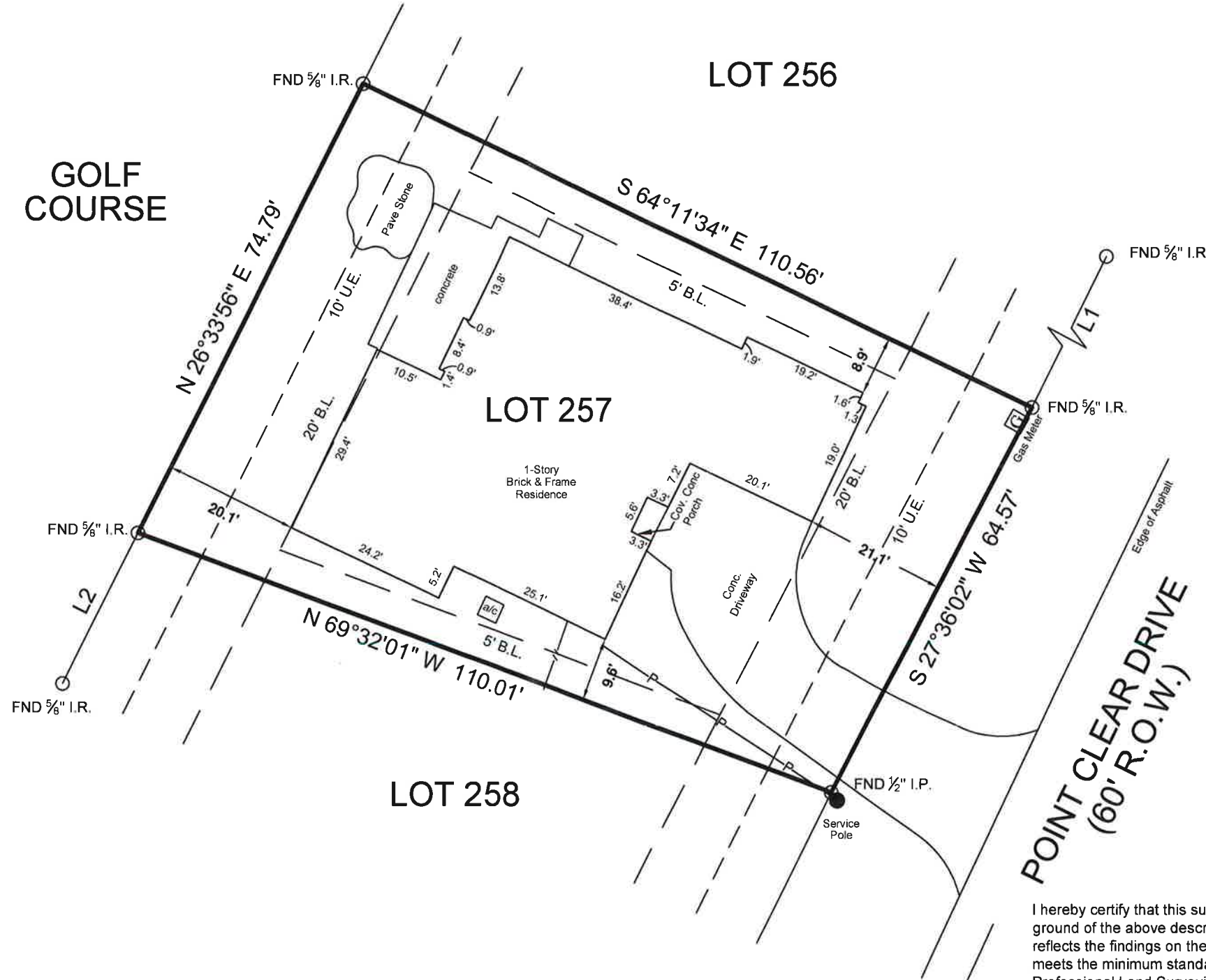
Job No.: 054-308
 Scale: 1"=20'
 Date: 07/15/2019
 Drawn By: GD
 Field Crew: KH
 Revised: -

Purchaser Wade O'Ryan Allison
 Address 257 Point Clear Drive, Conroe, Tx 77304.
 Lot 257, Block _____, Section 1
 Survey F. J. Cook, A 118
 Area _____
 Subdivision Panaroma Quail Creek
 Volume 7, Page 329, Map _____ Records
Montgomery County, Texas

Basis of Bearings based on recorded plat.

**PANAROMA
 QUAIL CREEK SECTION
 VOL. 7, PG. 329, M.R.M.C.T.**

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 26°28'02" E | 64.47' |
| L2 | S 26°33'08" W | 25.03' |

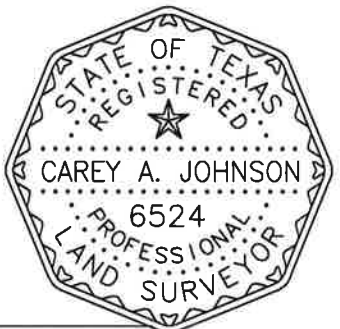


BOUNDARY AND IMPROVEMENT SURVEY

General Notes:

- 1) © 2019, Texas Professional Surveying, LLC. All Rights Reserved.
- 2) Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
- 3) Fences as shown.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

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