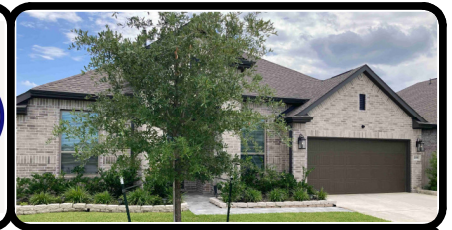
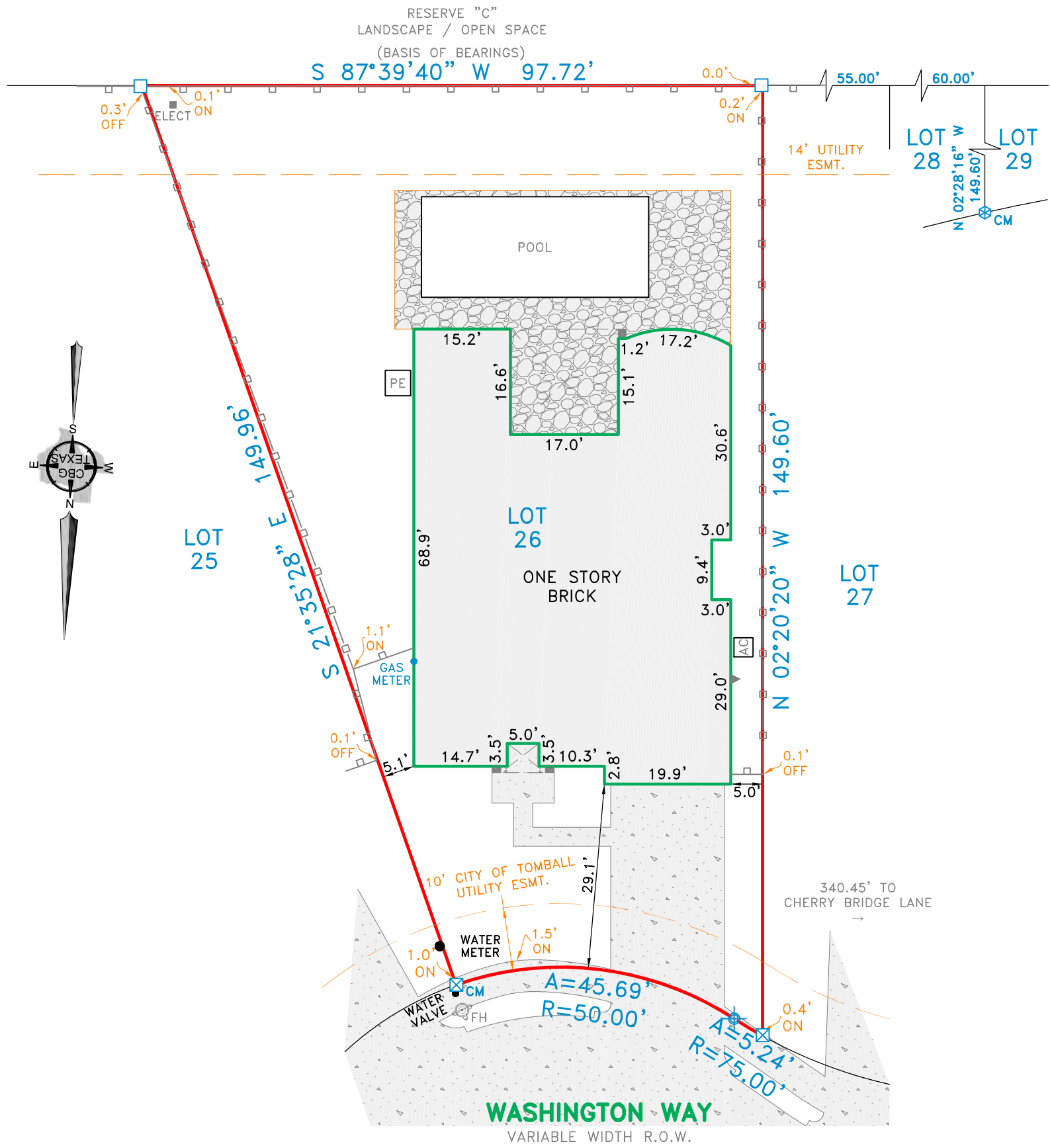


# 12435 Washington Way

Lot 26, Block 1, CHERRYWOOD ESTATES, a subdivision in Harris County, Texas, according to the map or plat of record under Film Code No. 697980, Map Records, Harris County, Texas.



LEGEND	
○ 1/2" ROD FOUND	◆ POINT FOR CORNER
⊗ 1/2" ROD SET	□ FENCE POST FOUND /FOR CORNER
○ 1/2" PIPE FOUND	CM CONTROLLING MONUMENT
⊗ "X" FOUND/SET	AC AIR CONDITIONER
⊗ 5/8" ROD FOUND	PE POOL EQUIPMENT
⊗ FIRE HYDRANT	TE TRANSFORMER PAD
⊗ LP LIGHT POLE	□ COLUMN
● POWER POLE	● TELE TELEPHONE PEDESTAL
▲ UNDERGROUND ELECTRIC	△ OVERHEAD ELECTRIC
BL BUILDING LINE	GM GAS METER
WM WATER METER	—OHP— OVERHEAD ELECTRIC POWER
—OES— OVERHEAD ELECTRIC SERVICE	□ DOUBLE SIDED WOOD FENCE
— WOOD FENCE 0.5' WIDE TYPICAL	○ CHAIN LINK
— IRON FENCE	× BARBED WIRE
— PIPE FENCE	— EDGE OF ASPHALT
— EDGE OF GRAVEL	▨ COVERED AREA
▨ CONCRETE	▨ BRICK
▨ STONE	▨ WOOD DECK
▨ TILE	



## EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN F.C. NO. 697980, C.C.'S FILE NO(S). RP-2022-502611, RP-2023-18655, RP-2023-18658, RP-2023-24734, RP-2023-158082, RP-2023-216615, RP-2024-321803, RP-2022-292138 & RP-2022-118079

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY  
VOL. 944, PG. 712 & VOL. 944, PG. 713

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. 48201C0230L, 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 Frontier Title Company. 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: EGR  
Scale: 1" = 20'  
Date: 06/09/2025  
GF No.: 25151510TB  
Job No.: 2508934

**CBG**  
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