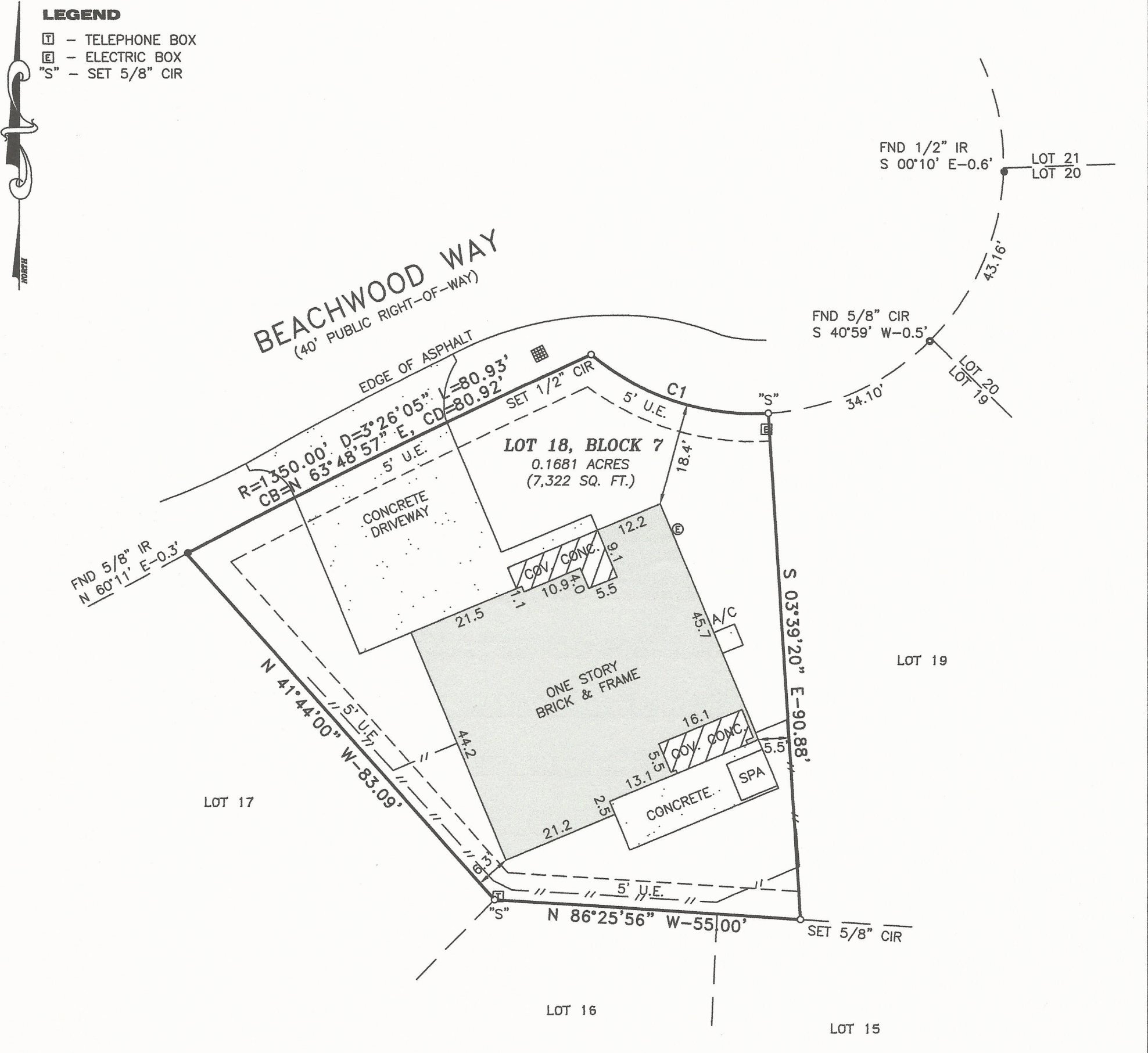


**LEGEND**

- ☐ - TELEPHONE BOX
- Ⓜ - ELECTRIC BOX
- "S" - SET 5/8" CIR



**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	BEARING	DISTANCE
C1	45.00'	43°39'34"	34.29'	S 71°49'33" E	33.47'

**SURVEY NOTES**

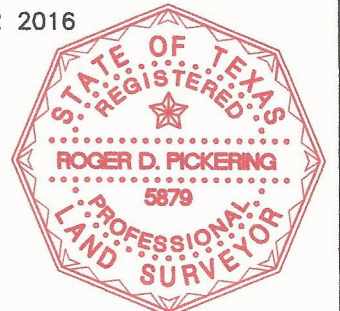
1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
2. BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. SURVEYOR DID NOT ABSTRACT THE PROPERTY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE AND IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
5. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48407C0100C, EFFECTIVE DATE 11-04-10. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
6. THIS SURVEY IS THE PROPERTY OF PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS LLC, IS CERTIFIED FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.
7. ONLY THOSE SURVEYS WHICH BEAR AN ORIGINAL SURVEY SEAL AND SIGNATURE WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.

**SURVEYOR'S CERTIFICATION**

I, ROGER D. PICKERING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

WITNESS MY HAND THIS 11TH DAY OF SEPTEMBER 2016

*Roger D. Pickering*  
 ROGER D. PICKERING, R.P.L.S.  
 TEXAS REGISTRATION NO. 5879



SCALE: 1"=20'	DATE: 02-22-16
REVISION: FINAL SURVEY 08-23-19	
BOOK : N/A	
DRAWN BY: R.D.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70026-16	

<b>SUMMER HOMES</b>
30 BEACHWOOD WAY COLDSPRINGS, TEXAS 77331

<b>BOUNDARY AND IMPROVEMENT SURVEY</b>
LOT 18, BLOCK 7 OF CAPE ROYALE-ROYAL GREENS SECTION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 115, PAGE 265 OF THE MAP RECORDS OF SAN JACINTO COUNTY, TEXAS.

<b>PICKERING &amp; ASSOCIATES</b> PROFESSIONAL LAND SURVEYORS, LLC
Firm Registration No. 10165200 7702 Pin Oak Street Montgomery, Texas 77316 Phone: (936) 447-4703 Mobile: (281) 804-0785 rpickering@hotmail.com
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