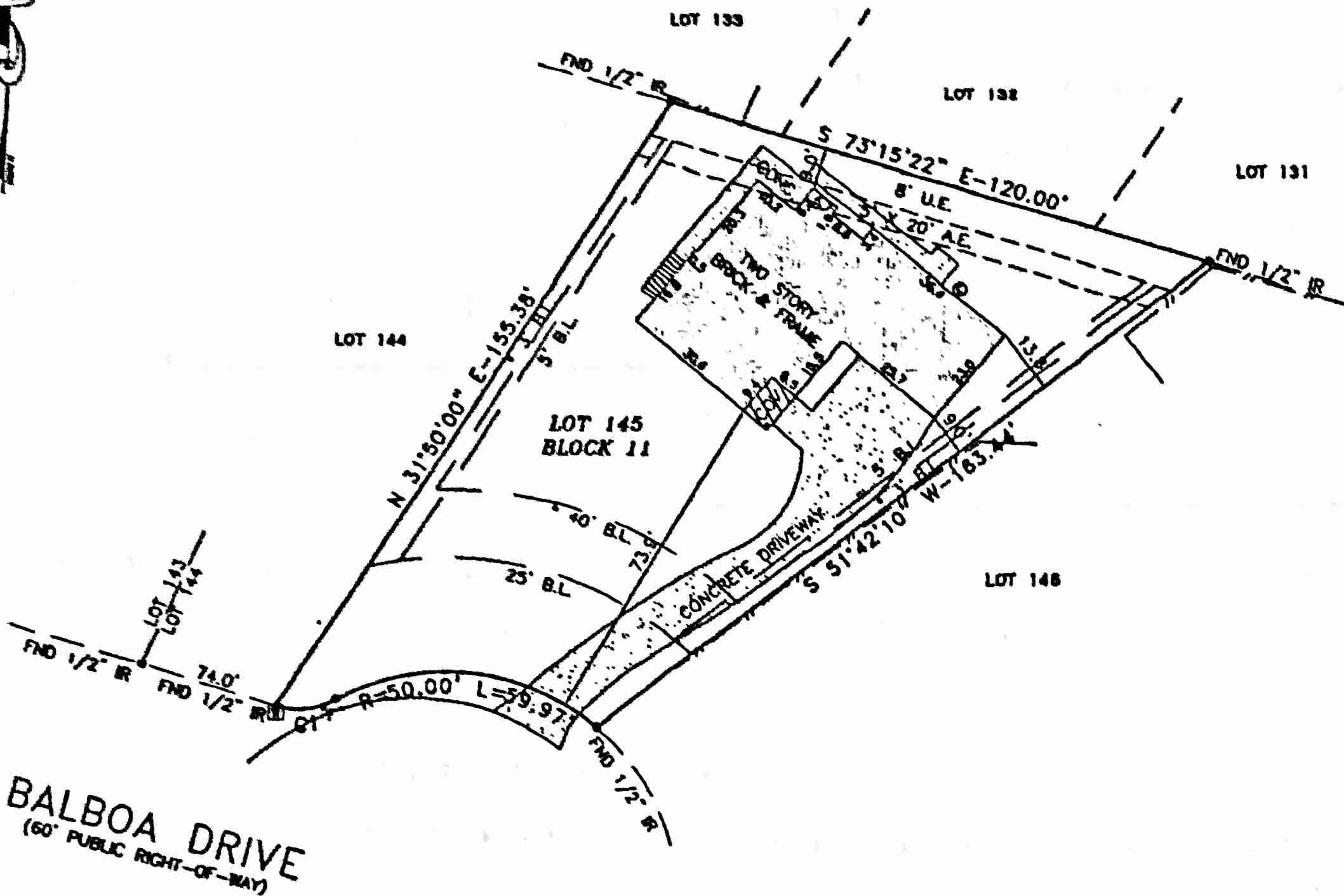


LEGEND
 ○ - ELECTRIC METER
 ⊕ - WATER METER
 T - FOUND 5/8" IRON ROD

WILLIAM W&R SURVEY, A-48
MONTGOMERY COUNTY, TEXAS



BALBOA DRIVE
 (60' PUBLIC RIGHT-OF-WAY)

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	DISTANCE
C1	18.00'	43°32'49"	12.79'	S 83°47'29" W	12.47'

* - VOL. 747, PG. 278 D.R.M.C.T.

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. EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY OF NO. 1300321, EFFECTIVE DATE FEBRUARY 10, 2013.
5. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48339C 0205F, EFFECTIVE DATE 12-19-98. 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. ONLY THOSE SURVEYS WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL 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.



Roger D. Pickering
 Roger D. Pickering, R.P.L.S.
 Texas Registration No. 5879

Date

SCALE: 1"=30'	DATE: 03-08-13
REVISION:	
BOOK: N/A	
DRAWN BY: K.L.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70054-13	

OLD REPUBLIC TITLE COMPANY OF CONROE
PURCHASER: GARY L. MILLER AND SHARYN R. MILLER LENDER: NETWORK FUNDING, LP. PROPERTY ADDRESS: 14002 BALBOA DRIVE VILLIS, TEXAS 77318

LAND TITLE SURVEY
LOT 145, BLOCK 11, CORINTHIAN POINT, SECTION 8, AS RECORDED IN VOLUME 10, PAGE 9 BUT NOW OF RECORD IN CABINET A, SHEET 87-B OF THE MAP RECORDS OF MONTGOMERY, COUNTY TEXAS.

PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS
7702 Pin Oak Street Montgomery, Texas 77316 Phone: (936) 447-4703 Mobile: (281) 804-0785 rpickering@hotmail.com Copyright 2013