

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

FREDERICK RUDGE SURVEY, A-448
MONTGOMERY COUNTY, TEXAS

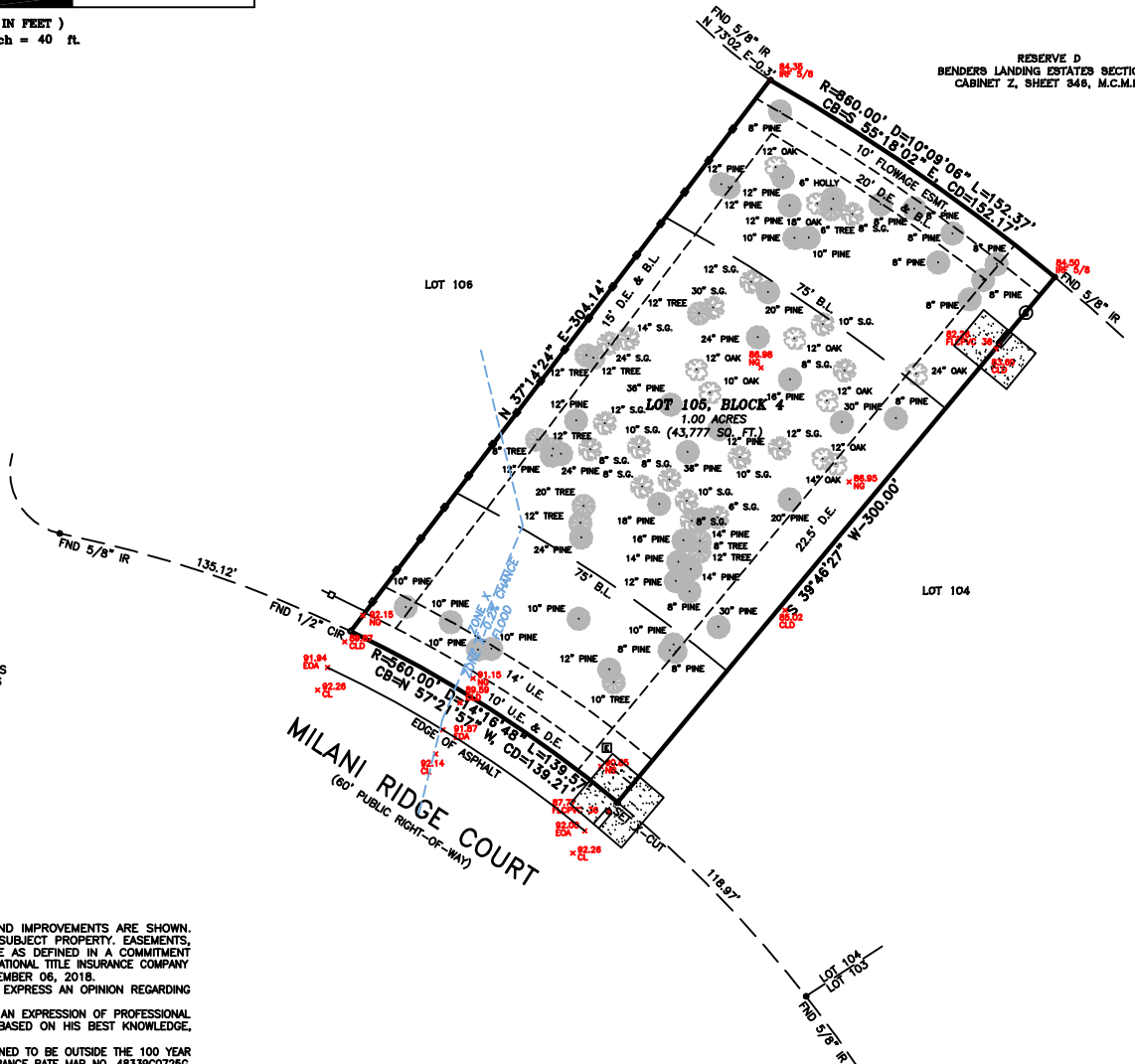
RESERVE D
BENDERS LANDING ESTATES SECTION 4
CABINET Z, SHEET 848, M.C.M.R.

LEGEND:

- - ELECTRIC BOX
- - TELEPHONE BOX
- - CABLE TELEVISION BOX
- - GAS METER
- - WATER METER
- - LIGHT POLE
- ⊙ - SANITARY SEWER MANHOLE
- ⊙ - STORM SEWER MANHOLE
- ⊙ - TELEPHONE MANHOLE
- ⊙ - ELECTRIC MANHOLE
- ⊙ - SAMPLE WELL
- - DRAINAGE INLET
- ▲ - FIBEROPTICS MARKER
- ▲ - UNDERGROUND TELEPHONE MARKER
- ▲ - GAS MARKER
- ▲ - PIPELINE MARKER
- ▲ - FIRE HYDRANT
- - WATER VALVE
- - GAS VALVE
- - MONITORING WELL
- ⊙ - UTILITY POLE
- ⊙ - ELECTRIC METER
- ⊙ - TRAFFIC SIGNAL POLE
- ⊙ - TRAFFIC CONTROL BOX
- ⊙ - BENCHMARK
- F.C. - FILM CODE
- C.F. NO. - CLERK'S FILE NUMBER
- M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
- M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- SQ. FT. - SQUARE FEET
- S.S.E. - SANITARY SEWER EASEMENT
- STW.S.E. - STORM SEWER EASEMENT
- H.L.&P. - HOUSTON LIGHTING & POWER
- ESMT. - EASEMENT
- U.E. - UTILITY EASEMENT
- P- OVERHEAD UTILITY LINES
- B- BARBED WIRE FENCE
- C- CHAIN LINK FENCE
- W- WOOD FENCE
- I- WROUGHT IRON FENCE

SURVEY NOTES:

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NO. 127828-3, EFFECTIVE DATE SEPTEMBER 06, 2018.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48339C07256, EFFECTIVE DATE 08-18-14. 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 SURVEY'S 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.

WITNESS MY HAND THIS 14TH DAY OF SEPTEMBER 2018

Roger D. Pickering
ROGER D. PICKERING
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5879



SHEET 1 OF 1

SCALE: 1"=40'	DATE: 09-13-18
REVISION:	
BOOK : N/A	
DRAWN BY: K.L.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70112-18	

CAMERON MAHDAVI
PURCHASER: CAMERON MAHDAVI LENDER: N/A PROPERTY ADDRESS: 4507 MILANI RIDGE COURT SPRING, TEXAS 77386

BOUNDARY AND IMPROVEMENT SURVEY
LOT 105, IN BLOCK 4, OF BENDERS LANDING ESTATES, SECTION 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Y, SHEET 86-96 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYORS, LLC

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