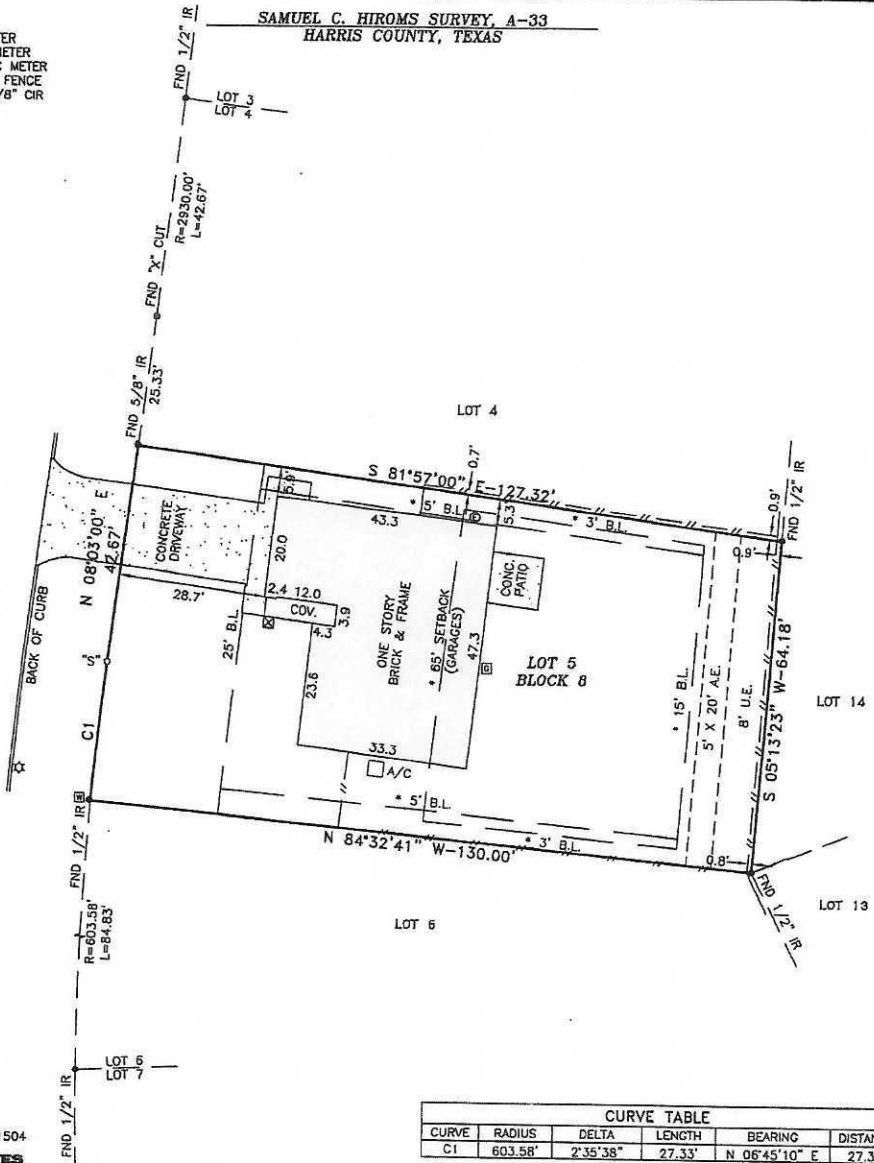


LEGEND

- ⊖ GAS METER
- ⊖ WATER METER
- ⊖ ELECTRIC METER
- ⊖ WOODEN FENCE
- ⊖ SET 5/8" CIR

**SAMUEL C. HIROMS SURVEY, A-33
HARRIS COUNTY, TEXAS**

BIENVILLE LANE
(60' PUBLIC RIGHT-OF-WAY)



*- C.F. NO. E911504

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 FIRST NATIONAL TITLE INSURANCE COMPANY FILE NO. 20-509594-EH, EFFECTIVE DATE JULY 27, 2020.
5. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48473C0100E, EFFECTIVE DATE 02-18-09. 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.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	DISTANCE
CI	603.58'	2°35'38"	27.33'	N 06°45'10" E	27.32'

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 ENCRUMPTIONS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

WITNESS MY HAND THIS 25TH DAY OF AUGUST 2020

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



SCALE: 1"=20'	DATE: 08-25-20
REVISION:	
BOOK: N/A	
DRAWN BY: R.D.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70117-20	

CAPITAL TITLE	LAND TITLE SURVEY
PURCHASER: JOSEPH RIDEAU AND KIMBERLY RIDEAU LENDER: FAIRWAY INDEPENDENT MORTGAGE CORP. PROPERTY ADDRESS: 619 BIENVILLE LANE HOUSTON, TEXAS 77015	LOT 5, BLOCK 8, CORRECTED PLAT OF RIVIERA EAST SUBDIVISION SECTION ONE, AS RECORDED IN VOLUME 240, PAGE 30 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS, LLC Firm Registration No. 10165200 7702 Pine Oak Street Montgomery, Texas 77316 Phone: (936) 447-4703 Mobile: (281) 804-4745 rpickering@hotmail.com Copyright 2020
