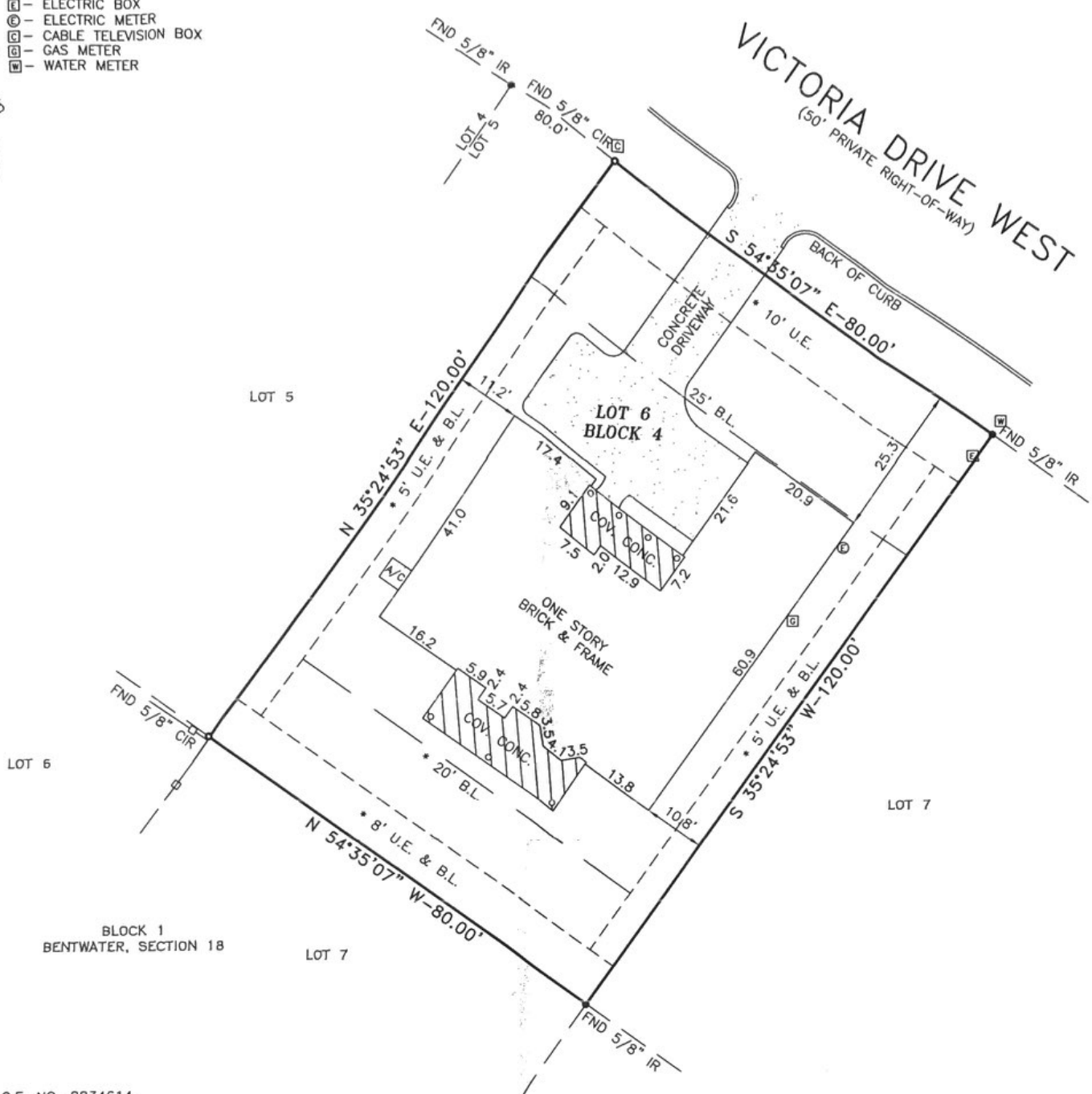


JAMES J. FOSTER SURVEY, A-203
MONTGOMERY COUNTY, TEXAS

VICTORIA DRIVE WEST
(50' PRIVATE RIGHT-OF-WAY)

- LEGEND**
- ⊠ - ELECTRIC BOX
 - ⊙ - ELECTRIC METER
 - ⊞ - CABLE TELEVISION BOX
 - ⊚ - GAS METER
 - ⊞ - WATER METER



* - C.F. NO. 8834614

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 TITLE INSURANCE COMPANY GF NO. 1503206, EFFECTIVE DATE MARCH 31, 2015.
5. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48339C0225G, 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 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 04/15/15
 Roger D. Pickering, R.P.L.S. Date
 Texas Registration No. 5879

SCALE: 1"=20' DATE: 04-13-15
 REVISION:
 BOOK: N/A
 DRAWN BY: K.L.P.
 APPROVED BY: R.D.P.
 PROJECT NO.: 70103-15

OLD REPUBLIC TITLE COMPANY
 PURCHASER: MITCHEL BANCROFT
 LENDER: N/A
 PROPERTY ADDRESS: 47 VICTORIA DRIVE WEST
 MONTGOMERY, TEXAS 77356

LAND TITLE SURVEY
 LOT 6, IN BLOCK 4, OF BENTWATER, SECTION 2,
 ACCORDING TO THE MAP OR PLAT THEREOF
 RECORDED IN CABINET F, SHEET 35-A OF THE MAP
 RECORDS OF MONTGOMERY COUNTY, TEXAS.

PICKERING & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS, LLC
 Firm Registration No. 10165200
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 Montgomery, Texas 77316
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