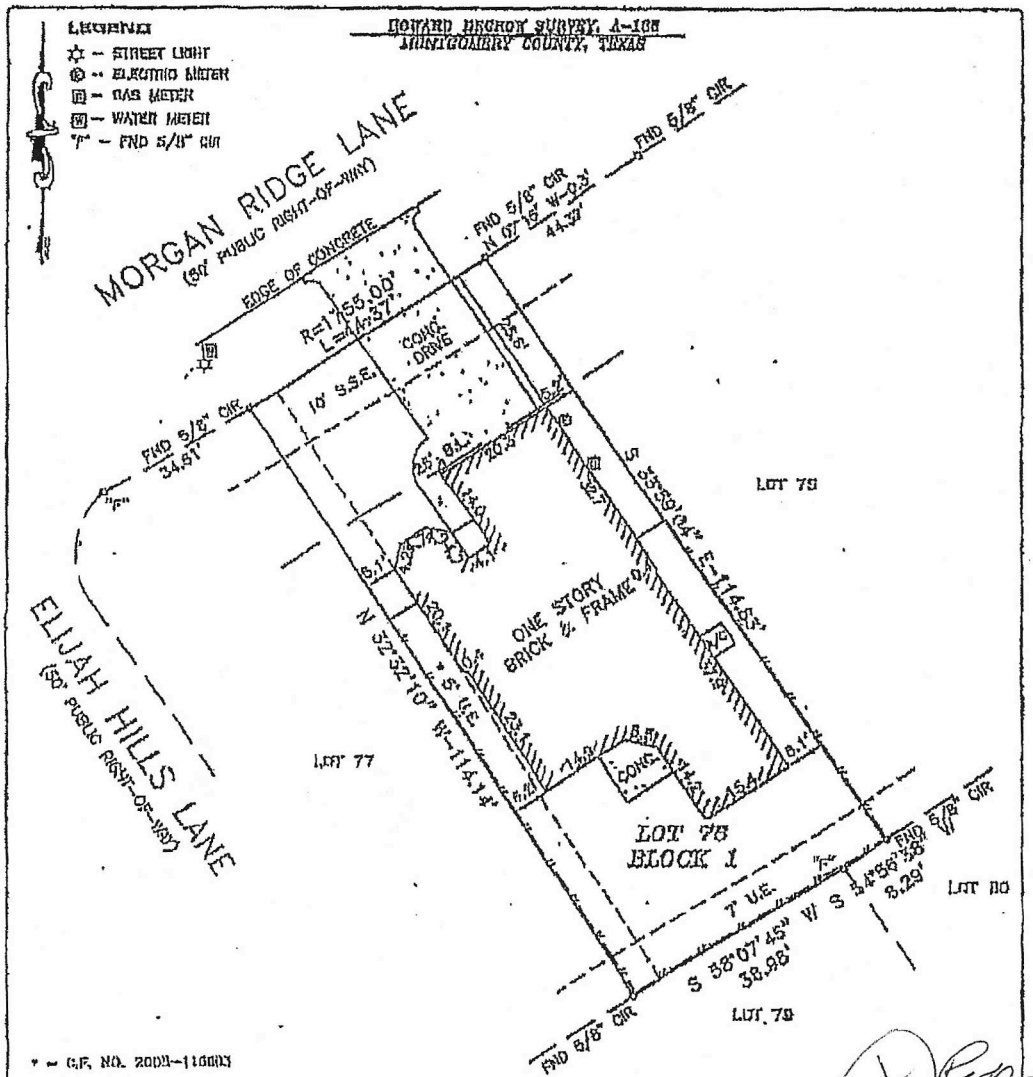
Valerie Michelle Lyons

HOWARD HECHOW SURVEY, A-188
MONTGOMERY COUNTY, TEXAS

LEGEND
☆ – STREET LIGHT
⊗ – ELECTRIC METER
⊡ – GAS METER
⊠ – WATER METER
"F" – FND 5/8" CIR



* – C.F. NO. 2005-116603

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 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. 1001848, EFFECTIVE DATE JANUARY 28, 2011.
5. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE RECORDED IN C.F. NO. 2005-116610.
6. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 4833[illegible], EFFECTIVE DATE 12-19-06. 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.
7. 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.

STATE OF TEXAS
REGISTERED
ROGER D. PICKERING
5879
PROFESSIONAL
LAND SURVEYOR

Roger D. Pickering 03/02/11
Roger D. Pickering, R.P.L.S. Date
Texas Registration No. 5879

SHEET 1 OF 1	SCALE 1"=20' DATE 03-01-11 DRAWN BY: R.D.P. APPROVED BY: R.D.P. PROJECT NO.: 70080-11	OLD REPUBLIC TITLE COMPANY OF CONROE PURCHASER: ERIC STRAWBURG LENDER: WELLS FARGO BANK PROPERTY ADDRESS: 8810 MORGAN RIDGE LANE SPRING, TEXAS 77380	LAND TITLE SURVEY LOT 76, BLOCK 1, SPRING TRAILS (SF-40), SECTION 11, AS RECORDED IN PLAT CABINET 2, SHEET 40 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYING
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Montgomery, Texas 77316
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Mobile: (281) 803-0183
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Ryan Shannon DIGITALLY SIGNED 2014-09-05 22:03 GMT

Marilyn Shannon DIGITALLY SIGNED 2014-09-05 22:08 GMT