

OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS

GRAPHIC SCALE



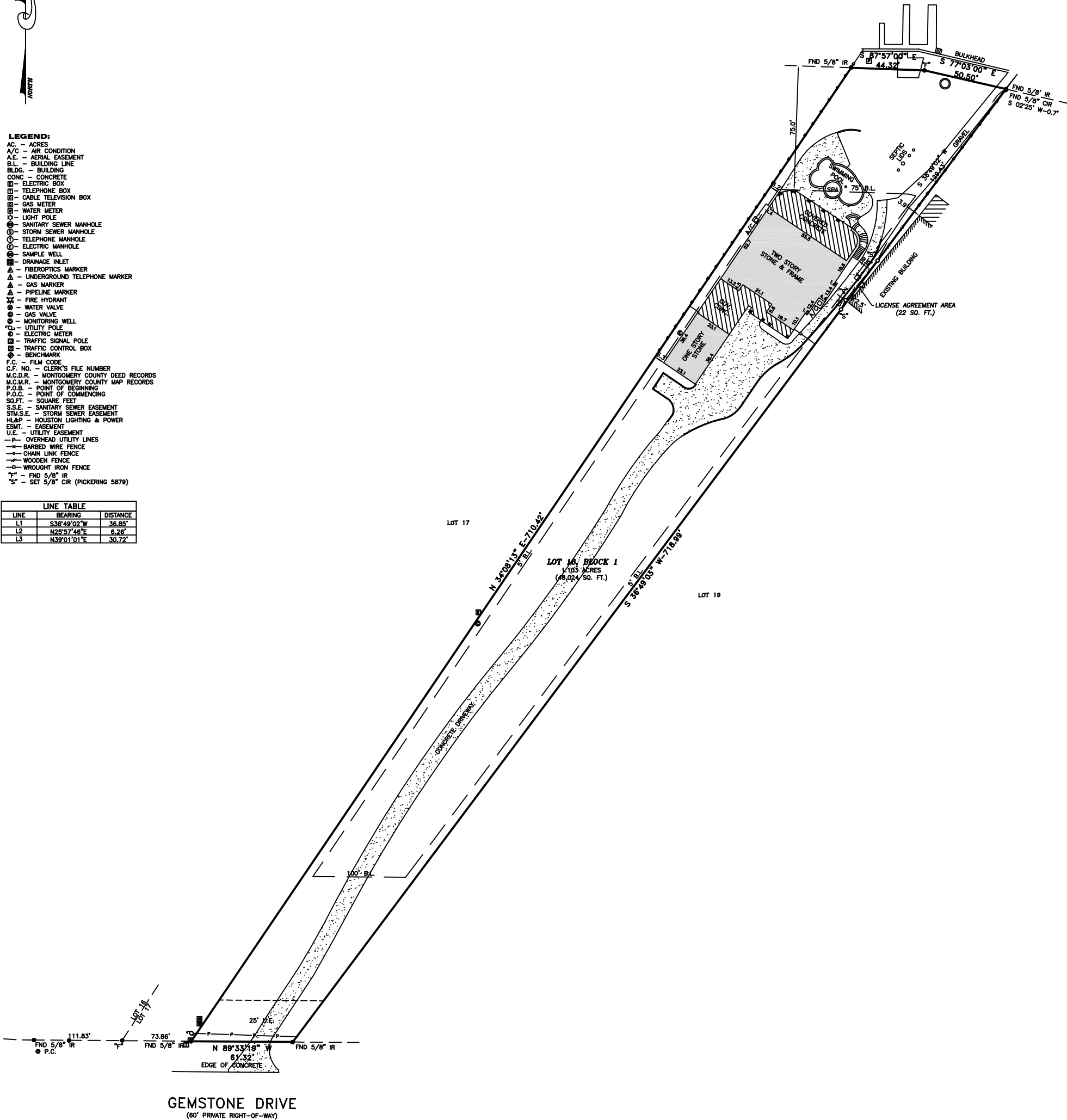
(IN FEET)
1 inch = 30 ft.

LAKE CONROE

PER THE SAN JACINTO RIVER AUTHORITY
LAKE POOL LEVEL IS 201.30', N.G.V.D. 1929
DATE: 09-19-14

- LEGEND:**
- AC - ACRES
 - A/C - AIR CONDITION
 - A.E. - AERIAL EASEMENT
 - B.L. - BUILDING LINE
 - BLDG. - BUILDING
 - CONC - CONCRETE
 - - 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
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - SQ.FT. - SQUARE FEET
 - S.S.E. - SANITARY SEWER EASEMENT
 - STM.S.E. - STORM SEWER EASEMENT
 - H.L.P. - HOUSTON LIGHTING & POWER
 - ESMT. - EASEMENT
 - U.E. - UTILITY EASEMENT
 - OVERHEAD UTILITY LINES
 - BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - WOODEN FENCE
 - WROUGHT IRON FENCE
 - ⊕ - FND 5/8" IR
 - ⊕ - SET 5/8" CIR (PICKERING 5879)

LINE	BEARING	DISTANCE
L1	S36°49'02"W	36.85'
L2	N25°57'46"E	6.26'
L3	N39°01'01"E	30.72'



GEMSTONE DRIVE
(60' PRIVATE RIGHT-OF-WAY)

* - C.F. NO. 9672655

SURVEY NOTES:

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE AND SOME EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., MAY HAVE BEEN GRANTED BY SEPARATE INSTRUMENTS AND NOT REFLECTED HEREON.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. 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.
4. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48339C0200G, EFFECTIVE DATE 8-18-14. 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.
5. FLOWAGE AND INUNDATION EASEMENT UP TO 207 FEET, MEAN SEA LEVEL IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SJRA).
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.

WITNESS MY HAND THIS 14TH DAY OF JULY 2017

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



SHEET 1 OF 1	SCALE: 1"=30'	DATE: 09-12-14
	12-28-15 BOUNDARY REVISION 07-14-17 UPDATE ADD FENCES	
	01-15-16 ADDED VISIBLE ENCROACHMENTS	
	02-08-16 FORM SURVEY	
10-12-16 ADDED NEW TOPO SHOTS		
01-30-17 FINAL SURVEY		
DRAWN BY: K.L.P.		
APPROVED BY: R.D.P.		
PROJECT NO.: 70195-14		

D. KENT BROWN & DEBORAH BROWN
19946 GEMSTONE DRIVE MONTGOMERY, TEXAS 77356

BOUNDARY AND IMPROVEMENT SURVEY
LOT 18, BLOCK 1, GEMSTONE ESTATES, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, SHEET 122 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS, L.L.C.
Firm Registraton No. 10165200 7702 Pin Oak Street Montgomery, Texas 77316 Phone: (936) 447-4703 Mobile: (281) 804-0785 rpickering@hotmail.com
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