

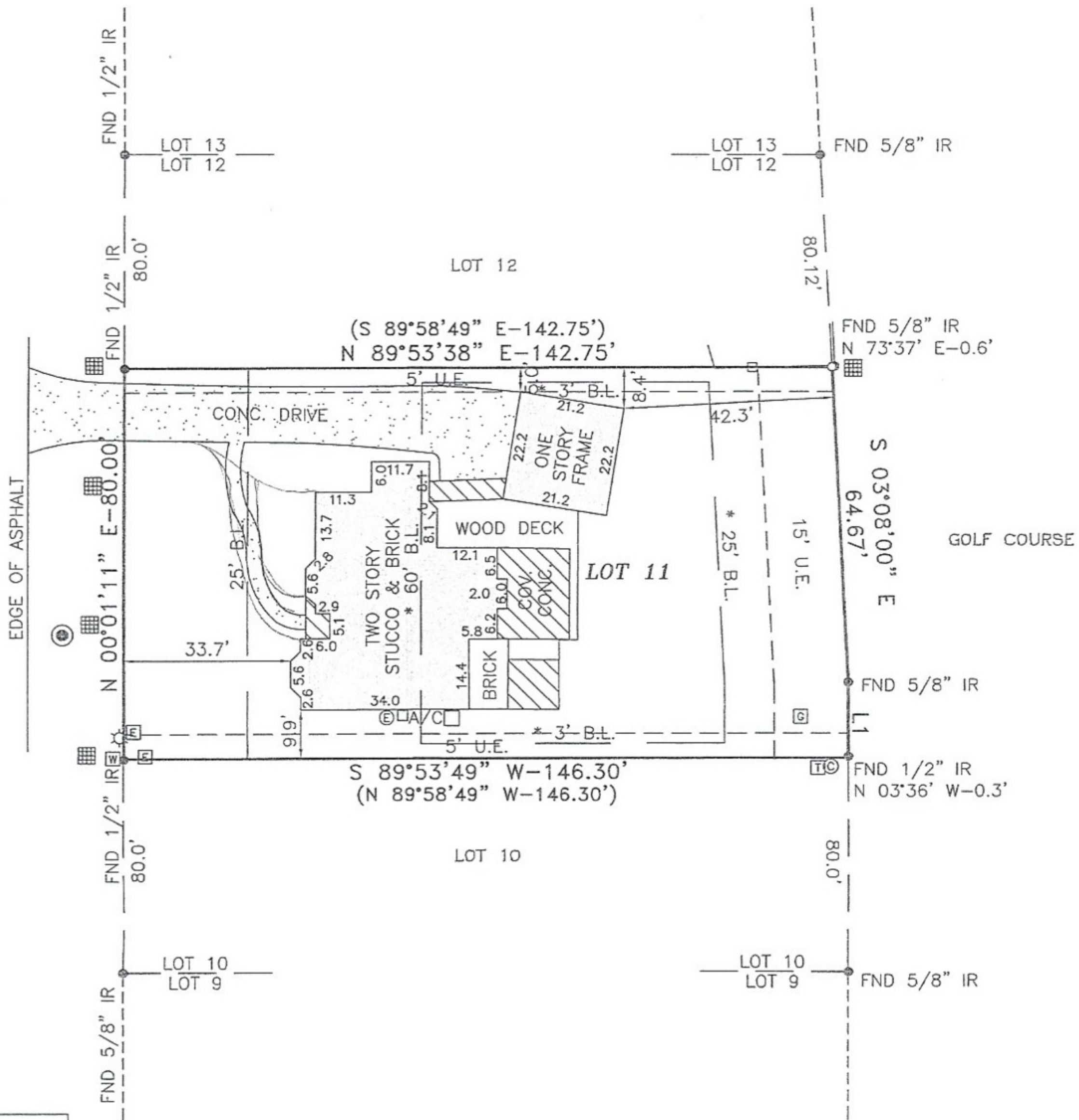
C.B. STEWART SURVEY, A-476
MONTGOMERY COUNTY, TEXAS

LEGEND

- [E] - ELECTRIC BOX
- [T] - TELEPHONE BOX
- [G] - GAS METER
- [W] - WATER METER
- [M] - MANHOLE
- [E] - ELECTRIC METER
- [L] - LIGHT POLE
- [D] - DRAINAGE INLET
- [C] - CABLE PEDESTAL
- "F" - FND 5/8" IR

RAVENSWORTH DRIVE

(60' PUBLIC RIGHT-OF-WAY)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°01'11" W	15.42'

* - VOL. 648, PG. 659, M.C.D.R.

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. 1400518, EFFECTIVE DATE MARCH 09, 2014.
5. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48339C 0389F, EFFECTIVE DATE 12-19-96. 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
Roger D. Pickering, R.P.L.S.
Texas Registration No. 5879

04/17/14
Date

SCALE: 1"=30'	DATE: 04-16-14
REVISION:	
BOOK : N/A	
DRAWN BY: K.L.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70080-14	

OLD REPUBLIC TITLE COMPANY OF CONROE
PURCHASER: ALAN M. AND KATHARYN E. HOPKINS LENDER: N/A PROPERTY ADDRESS: 671 RAVENSWORTH DRIVE CONROE, TEXAS 77302

LAND TITLE SURVEY
LOT 11, OF RIVER PLANTATION, SECTION THREE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 435 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS
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