

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

BENJAMIN RIGSBY SURVEY, A-31
MONTGOMERY COUNTY, TEXAS

FND 1/2" CIR
(SAVOY 5730)

HENSON ROAD

LOT 5
JAMES D. HALL, ET UX
CALLED 5.00 ACRES
C.F. NO. 7612185

LOT 4
JUSTIN H. DRAKE, ET UX
CALLED 4.9895 ACRES
C.F. NO. 2019079892

LOT 3 & 3A
JENNIFER M. DRAKE, ET VIR
CALLED 4.972 ACRES
C.F. NO. 2019058396

LOT 10
GULF STATES UTILITIES COMPANY
CALLED 5.80 ACRES
(NO DEED FOUND)
FRANCISCO M. GARZA, ET UX
CALLED 5.804 ACRES
C.F. NO. 7615136

LOT 12
6.543 ACRES
285,027 SQ. FT.

LOT 13
WILLIAM ROBINSON, ET AL
CALLED 12.798 ACRES
C.F. NO. 2019111035

LOT 11
WANDA SUE HODGESON
CALLED 4.200 ACRES
C.F. NO. 8320816

TAYLOR SUBDIVISION
(UNRECORDED)

- LEGEND:**
- ☐ - 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
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - SQ. FT. - SQUARE FEET
 - S.S.E. - SANITARY SEWER EASEMENT
 - ST.M.S.E. - STORM SEWER EASEMENT
 - HLAP - HOUSTON LIGHTING & POWER
 - ESMT. - EASEMENT
 - U.E. - UTILITY EASEMENT
 - P- OVERHEAD UTILITY LINES
 - X- BARBED WIRE FENCE
 - C- CHAIN LINK FENCE
 - W- WOOD FENCE
 - I- WROUGHT IRON FENCE

SURVEY NOTES:

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY G.F. NO. FTH-12-FAH20007929WT, EFFECTIVE DATE JUNE 21, 2020.
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. 4839C0200G, EFFECTIVE DATE 08-16-14. 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. 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.
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

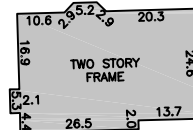
I, ROGER D. PICKERING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

WITNESS MY HAND THIS 15TH DAY OF JULY 2020

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



BUILDING DETAIL
NOT TO SCALE



QUIET HOLLOW ROAD
(60' ROAD ESMT. PER C.F. NO. 7635638)

SCALE: 1"=60'	DATE: 07-13-20
REVISION:	
BOOK : N/A	
DRAWN BY: R.D.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70085-20	

COURTNIE B. SCHMIDT
PURCHASER: COURTNIÉ BROOKE SCHMIDT LENDER: NATION'S RELIABLE LENDING, LLC PROPERTY ADDRESS: 23356 QUIET HOLLOW ROAD MONTGOMERY, TEXAS 77356

BOUNDARY AND IMPROVEMENT SURVEY
ALL THAT CERTAIN 6.543 ACRE, (285,027 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE BENJAMIN RIGSBY SURVEY, A-31, MONTGOMERY COUNTY, TEXAS. (SEE METES AND BOUNDS DESCRIPTION)

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