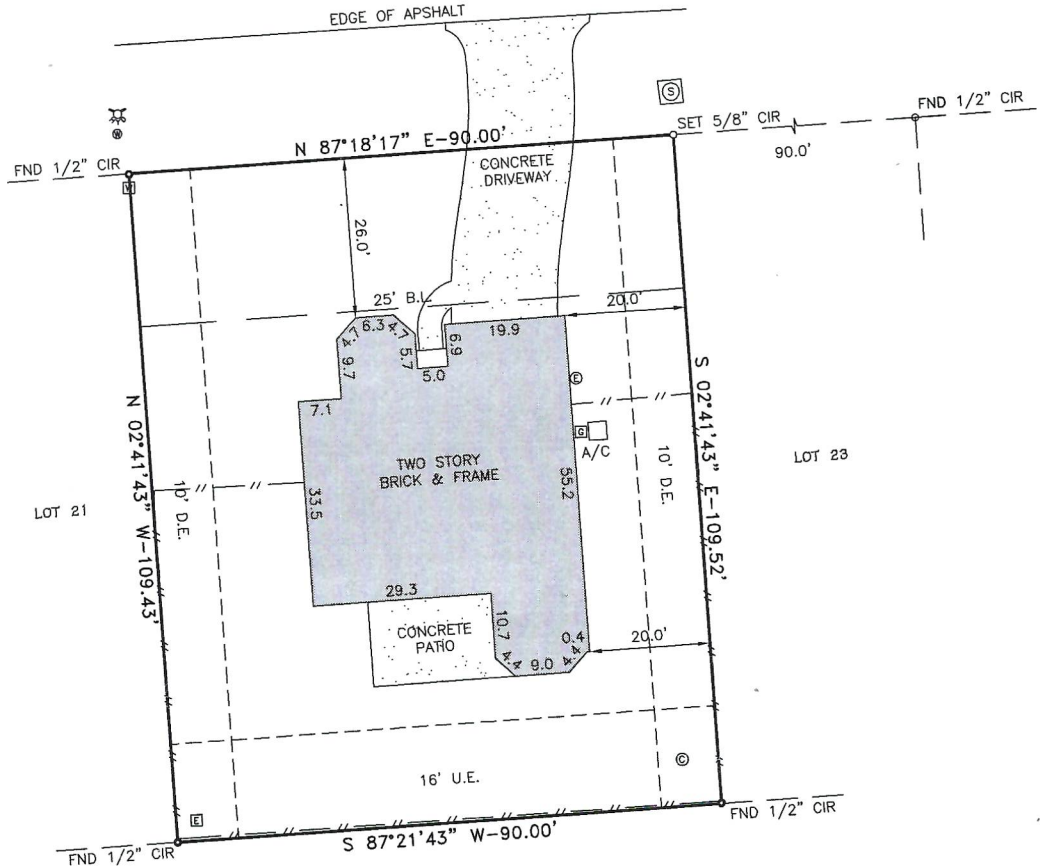


MONTGOMERY COUNTY SCHOOL LAND SURVEY, A-350
MONTGOMERY COUNTY, TEXAS

LEGEND

- ⊗ - FIRE HYDRANT
- ⊕ - WATER VALVE
- ⊙ - STORM SEWER MANHOLE
- ⊠ - GAS METER
- ⊡ - WATER METER
- ⊞ - ELECTRIC BOX
- ⊚ - ELECTRIC METER
- ⊙ - CABLE PEDESTAL
- //— WOODEN FENCE

JEREMY COURT
(60' PUBLIC RIGHT-OF-WAY)



BLOCK 1
RESTRICTED RESERVE C

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 CHICAGO TITLE INSURANCE COMPANY GF NO. CTW-WD-CTT22755519-KLD, EFFECTIVE DATE FEBRUARY 9, 2022.
5. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48339C0545G, 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. 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.
7. ONLY THOSE SURVEYS WHICH BEAR AN ORIGINAL SURVEY SEAL AND SIGNATURE 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 22ND DAY OF FEBRUARY, 2022

Roger D. Pickering

ROGER D. PICKERING, R.P.L.S.
TEXAS REGISTRATION NO. 5879



SCALE: 1"=20'	DATE: 02-16-22
REVISION:	
BOOK: N/A	
DRAWN BY: R.D.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70023-22	

IONEL J. MIHUTZ AND CORNELIA MIHUTZ
PURCHASER: CAMILO AND MONICA CALDERON
LENDER: TBD
PROPERTY ADDRESS: 522 JEREMY COURT
SPRING, TEXAS 77386

BOUNDARY AND IMPROVEMENT SURVEY
LOT 22, BLOCK 1, OAKHILL VILLAGE EAST, A
SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, AS
RECORDED IN CABINET T, SHEET 18 OF THE MAP
RECORDS OF MONTGOMERY COUNTY, TEXAS.

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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