

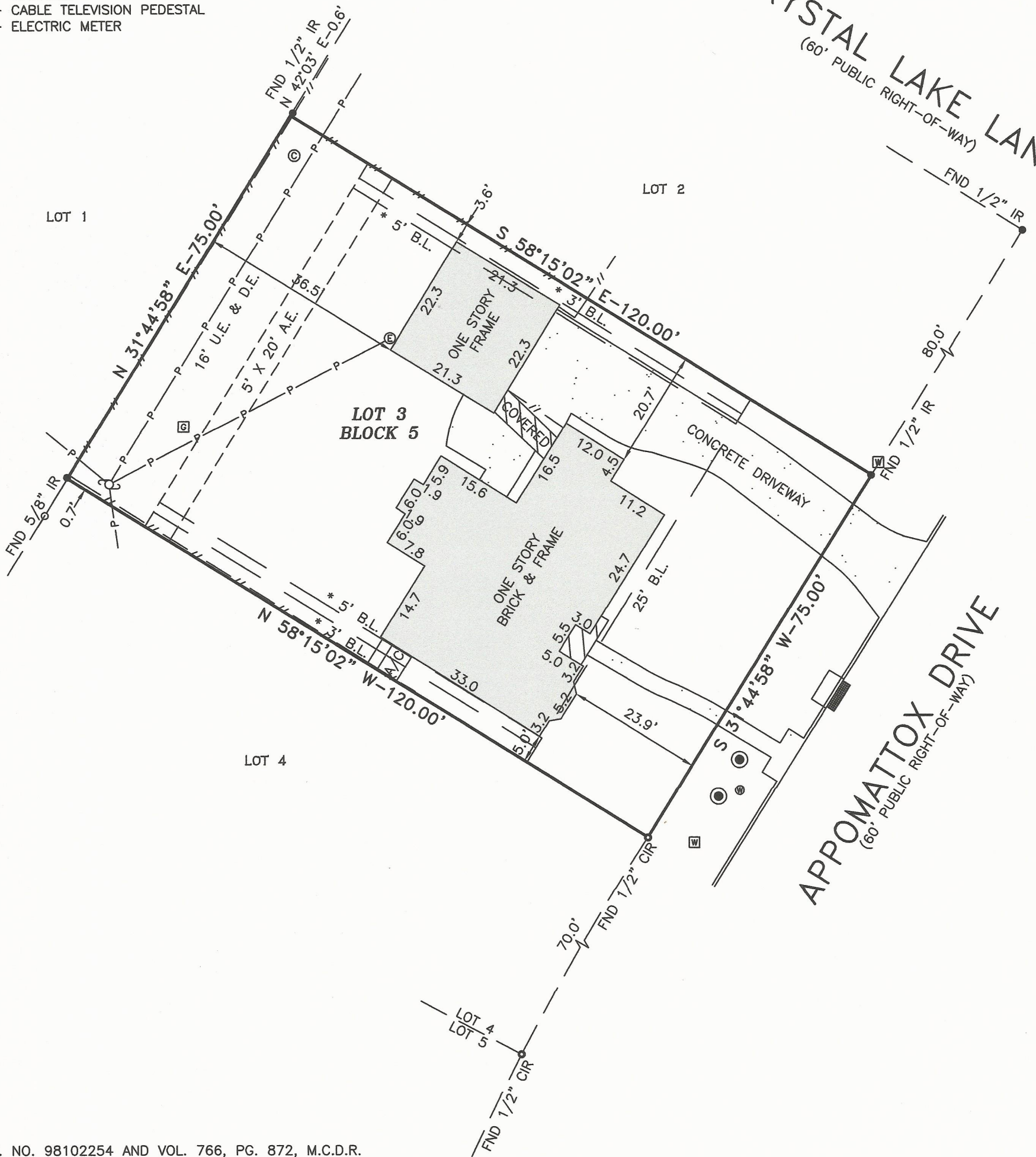
**WALKER COUNTY SCHOOL LAND SURVEY, A-599  
MONTGOMERY COUNTY, TEXAS**

**LEGEND**

- ⊖ - GAS METER
- ⊖ - WATER METER
- ⊖ - WATER VALVE
- ⊖ - UTILITY POLE
- ⊖ - MANHOLE
- ⊖ - CABLE TELEVISION PEDESTAL
- ⊖ - ELECTRIC METER



**CRYSTAL LAKE LANE**  
(60' PUBLIC RIGHT-OF-WAY)



\* - C.F. NO. 98102254 AND VOL. 766, PG. 872, M.C.D.R.

**SURVEY NOTES**

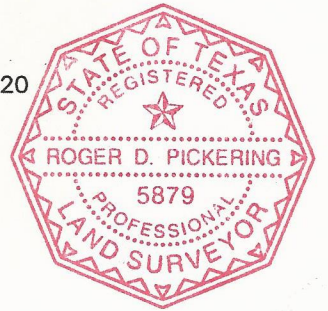
1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
2. BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. SURVEYOR DID NOT ABSTRACT THE PROPERTY. EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY GF OR FILE NO. T20-00135, EFFECTIVE DATE JANUARY 15, 2020.
5. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48339C0540H, 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 17TH DAY OF FEBRUARY 2020

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



SCALE: 1"=20'	DATE: 02-13-20
REVISION:	
BOOK : N/A	
DRAWN BY: K.L.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70021-20	

<b>JUSTEN HEINRICH</b>
806 APPOMATTOX DRIVE SPRING, TEXAS 77380

<b>LAND TITLE SURVEY</b>
LOT 3, BLOCK 5, VICKSBURG, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SHEET 50B, FORMERLY IN VOLUME 9, PAGE 100 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

<b>PICKERING &amp; ASSOCIATES</b> 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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