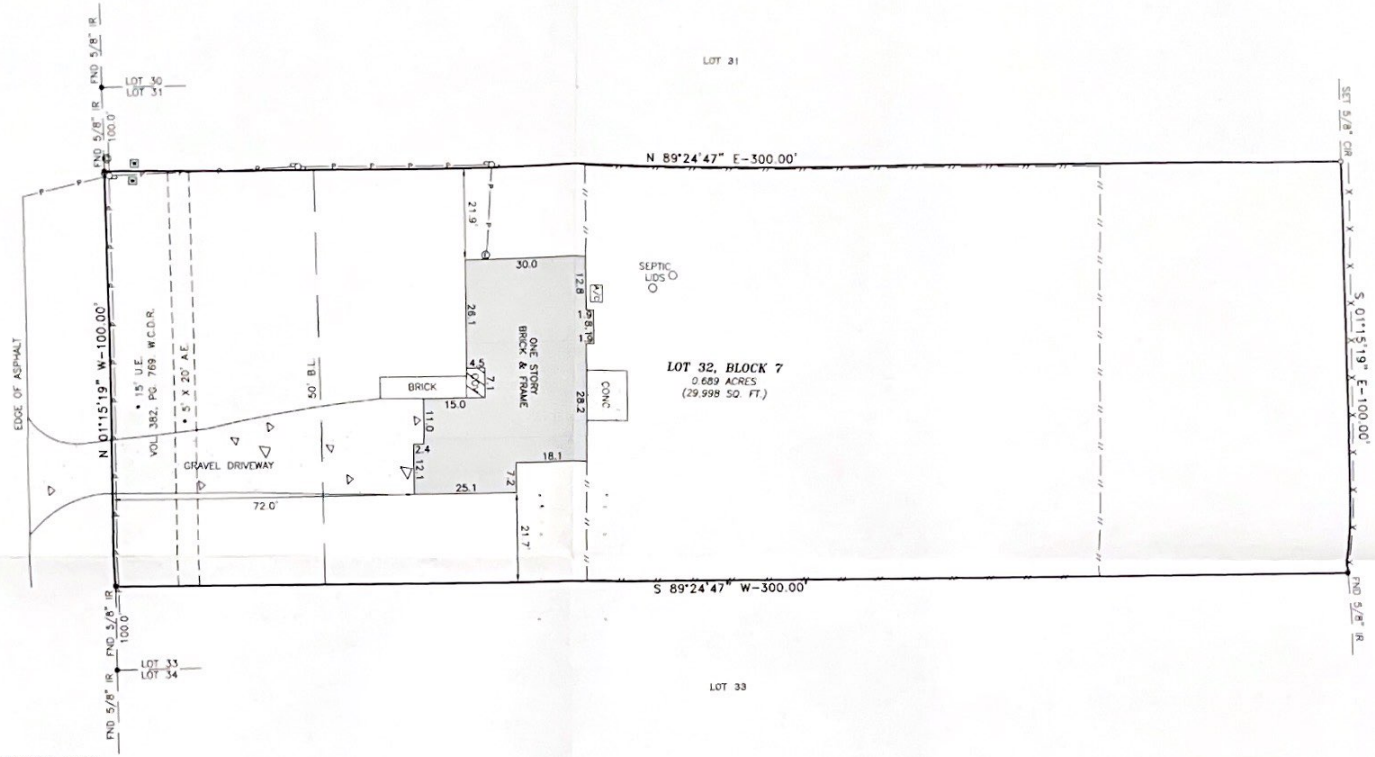
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

THOMAS OGG SURVEY, A-232
WALLER COUNTY, TEXAS



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
- WATER WELL
- DRAINAGE INLET
- FIBEROPTICS MARKER
- UNDERGROUND TELEPHONE MARKER
- GAS MARKER
- PIPELINE MARKER
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- MONITORING WELL
- UTILITY POLE
- TRAFFIC SIGNAL POLE
- TRAFFIC CONTROL BOX
- BENCHMARK

F.C. – FILM CODE
C.C.F. – COUNTY CLERKS FILE
W.C.D.R. – WALLER COUNTY DEED RECORDS
W.C.M.R. – WALLER COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
SQ. FT. – SQUARE FEET
S.S.E. – SANITARY SEWER EASEMENT
STM.S.E. – STORM SEWER EASEMENT
HL&P – HOUSTON LIGHTING & POWER
ESMT. – EASEMENT
U.E. – UTILITY EASEMENT
—P— OVERHEAD UTILITY LINES
—x— BARBED WIRE FENCE
—o— CHAIN LINK FENCE
—w— WOODEN FENCE
—o— WROUGHT IRON FENCE

* – VOL. 372, PG. 520, & VOL. 367, PG. 906 W.C.D.R.

SURVEY NOTES:

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY FILE NO. 1547334798, EFFECTIVE DATE MARCH 15, 2015.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. 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.
5. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48473C0100E, EFFECTIVE DATE 02-18-09. 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. EASEMENT GRANTED TO SAM HOUSTON ELECTRIC COOPERATIVE, INC., DATED 8-20-76 RECORDED UNDER VOLUME 950, PAGE 159 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
7. ONLY THOSE SURVEY'S 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.

STATE OF TEXAS REGISTERED ROGER D. PICKERING 5879 PROFESSIONAL LAND SURVEYOR

Roger D Pickering 04/14/15
ROGER D. PICKERING DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5879

SHEET 1 OF 1

SCALE: 1"=20'	DATE: 04-13-15
REVISION:	
BOOK : N/A	
DRAWN BY: K.L.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70102-15	

STEWART TITLE COMPANY

PURCHASER: BLAKE CUNNINGHAM & KIM SPELL
LENDER: CMG MORTGAGE INC
PROPERTY ADDRESS: 241 RIDGEWOOD DRIVE
MAGNOLIA, TEXAS 77355

LAND TITLE SURVEY

LOT 32, BLOCK 7, OF OAK HOLLOW, SECTION 1, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 367, PAGE 906 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYORS, LLC

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