

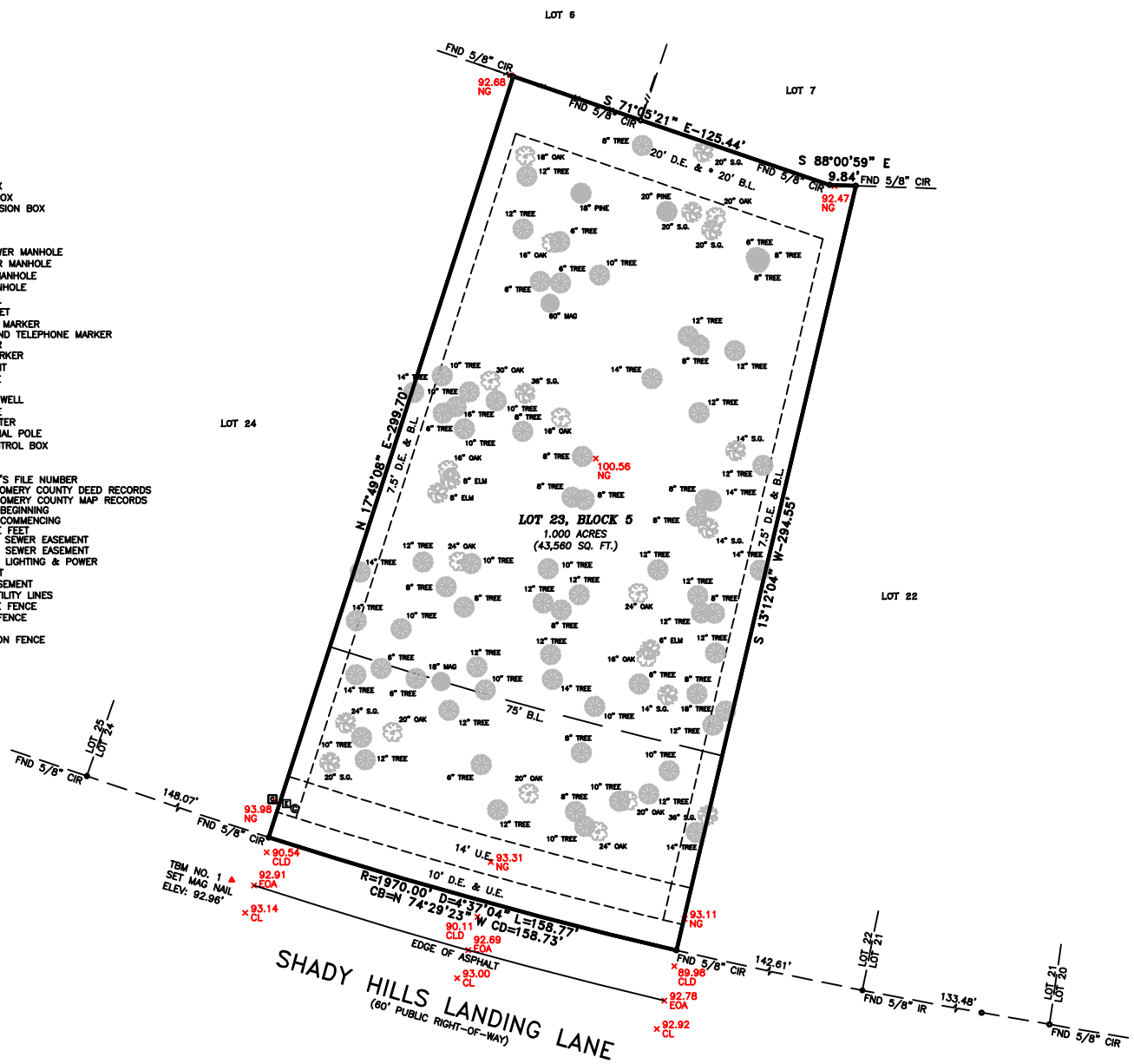
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

FREDRICK RUDGE SURVEY, A-448
MONTGOMERY 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
 - ⊙ - 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
 - STM.S.E. - STORM SEWER EASEMENT
 - H&P - HOUSTON LIGHTING & POWER
 - ESMT. - EASEMENT
 - U.E. - UTILITY EASEMENT
 - P— OVERHEAD UTILITY LINES
 - B— BARBED WIRE FENCE
 - C— CHAIN LINK FENCE
 - W— WOOD FENCE
 - D— WROUGHT IRON FENCE



SURVEY NOTES:

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE AND SOME EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., MAY HAVE BEEN GRANTED BY SEPARATE INSTRUMENTS AND NOT REFLECTED HEREON.
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. 4833900725G, 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. IT IS CERTIFIED FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.
7. 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 10TH DAY OF JANUARY 2020

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



SCALE: 1"=30'	DATE: 01-07-20
REVISION:	
BOOK : N/A	
DRAWN BY: K.L.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70002-20	

MANUEL RICO JR.
27319 SHADY HILLS LANDING LANE SPRING, TEXAS 77386

BOUNDARY AND IMPROVEMENT SURVEY
LOT 23, IN BLOCK 5, OF BENDERS LANDING ESTATES, SECTION 7, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 1998 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS, LLC
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