

DWith  
7-2011

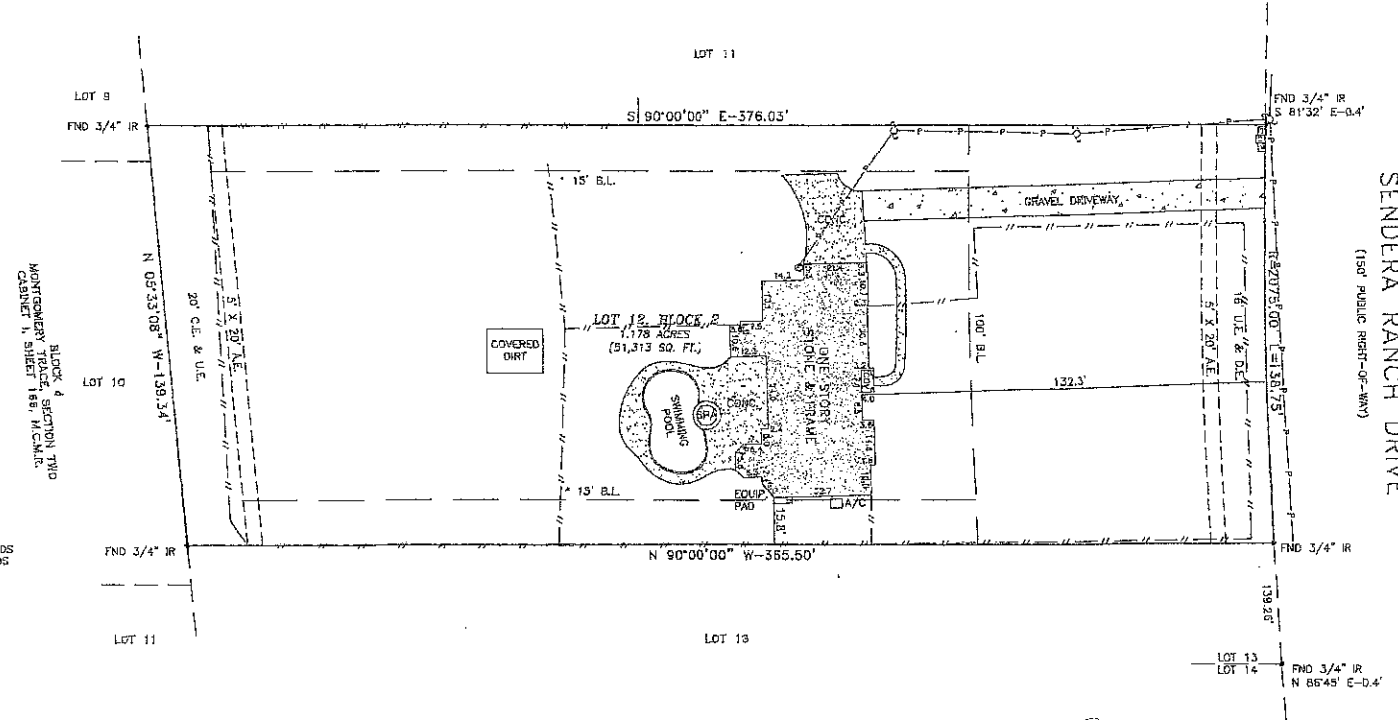
**LEGEND:**

- ⊖ - 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 WELT
- ⊛ - 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.C.F. - COUNTY CLERKS FILE
- U.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
- M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- SQ. FT. - SQUARE FEET
- S.S.E. - SANITARY SEWER EASEMENT
- S.T.S.E. - STORM SEWER EASEMENT
- H.L.&P. - HOUSTON LIGHTING & POWER
- E.S.M.T. - EASEMENT
- U.E. - UTILITY EASEMENT
- P— OVERHEAD UTILITY LINES
- B— BARBED WIRE FENCE
- C— CHAIN LINK FENCE
- W— WOOD FENCE
- I— WROUGHT IRON FENCE

\* - C.F. NO. 9728423

**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 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GF OR FILE NO. 1100737A, EFFECTIVE DATE MAY 24, 2011.
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 "A" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 4833000301, EFFECTIVE DATE 12-15-96. 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. 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.



SENDERA RANCH DRIVE  
(150' PUBLIC RIGHT-OF-WAY)

*Frank W Withers*  
*Bettie Sue Peters*

**SURVEYORS 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.

*Roger D. Pickering 07/27/11*  
ROGER D. PICKERING DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 8579

SHEET 1 OF 1	SCALE: 1"=30'	DATE: 08-20-11
	REVISION: GENERAL REVISION 07-21-11	
	BOOK: N/A	
	DRAWN BY: R.D.P.	
	APPROVED BY: R.D.P.	
PROJECT NO.: 70201-11		

**OLD REPUBLIC TITLE COMPANY OF CONROE**

BORROWER: ROBERT WITHERS IV AND DEANNA WITHERS  
LENDER: FLAGSTAR BANK FSB  
PROPERTY ADDRESS: 2119 SENDERA RANCH DRIVE  
MAGNOLIA, TEXAS 77354

**LAND TITLE SURVEY**

LOT 12, BLOCK 2, OF MONTGOMERY TRACE, SECTION 8,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT  
CABINET J, SHEETS 32 THRU 34 OF THE MAP RECORDS OF  
MONTGOMERY COUNTY, TEXAS.

**PICKERING & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

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