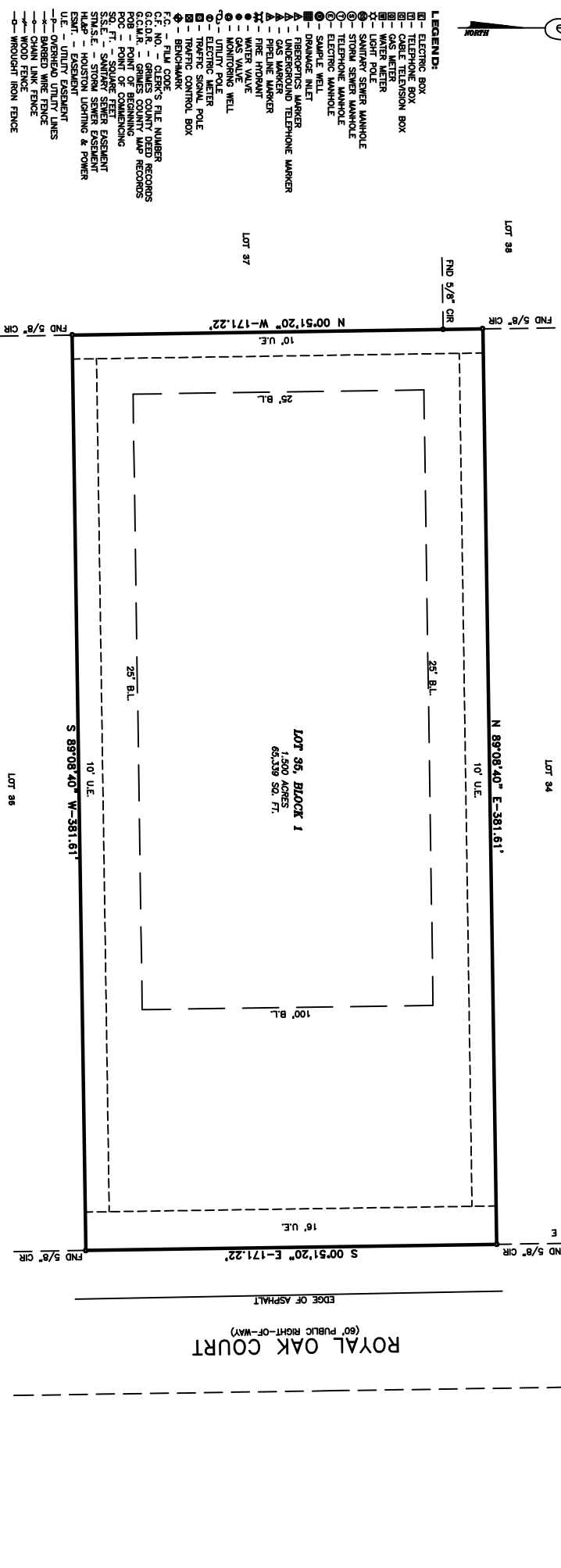


JOHN H. PICKERING SURVEY, A-372
GRIMES COUNTY, TEXAS

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



ROYAL OAK COURT
(60' PUBLIC RIGHT-OF-WAY)
EDGE OF ASPHALT

- LEGEND:**
- ELECTRIC BOX
 - TELEPHONE BOX
 - CABLE TELEVISION BOX
 - GAS METER
 - WATER METER
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - TELEPHONE MANHOLE
 - ELECTRIC MANHOLE
 - SQUARE WELL
 - BENCHMARK
 - SURVEYOR'S BENCH MARK
 - UNDERGROUND TELEPHONE MARKER
 - GAS MARKER
 - PRELINE MARKER
 - FIRE HYDRANT
 - WATER VALVE
 - GAS VALVE
 - MONITORING WELL
 - UTILITY POLE
 - ELECTRIC POLE
 - TRAFFIC SIGNAL POLE
 - BENCHMARK
 - BENCHMARK

- F.U. - UTILITY EASEMENT
- O.V.E. - OVERHEAD UTILITY LINES
- B.W.F. - BARBED WIRE FENCE
- W.F. - WOOD FENCE
- W.I.F. - WROUGHT IRON FENCE

- SURVEY NOTES:**
- ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY TO ANY DEGREE MAY BE DEPOSED BY A TITLE AND ADVISORY TITLE SEARCH.
 - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 - THE SURVEYOR'S JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 - PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP AND DISCLOSED. EVIDENCE OF FLOOD DAMAGE TO THE PROPERTY IS NOT SHOWN. THE SURVEYOR HAS NO KNOWLEDGE OF ANY FLOOD DAMAGE TO 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.
 - THE SURVEYOR, PROPERTY OF PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS, LLC, IS CERTIFIED FOR THIS TRANSACTION ONLY AND IS NOT TRANSPARENT TO ADDITIONAL INSTITUTIONS OR OWNERS. USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN PERMISSION, WILL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OF BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

SURVEYORS CERTIFICATION
I, ROGER D. PICKERING, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SURVEY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND IMPROVEMENTS THEREON ARE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED THEREON.

WITNESS MY HAND THIS 21ST DAY OF JULY, 2022

Roger D. Pickering
ROGER D. PICKERING
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3879



SCALE: 1"=30'
DATE: 07-18-22

REVISION:
BOOK: N/A
DRAWN BY: R.D.P.
APPROVED BY: R.D.P.
PROJECT NO.: 70096-22

IVAN PARRA
17519 ROYAL OAK COURT
WALLER, TEXAS 77484

BOUNDARY AND IMPROVEMENT SURVEY
LOT 35, BLOCK 1, PLANTATION LAKES SECTION THREE, A SUBDIVISION IN GRIMES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1102, PAGE 813 OF THE MAP RECORDS OF GRIMES COUNTY, TEXAS.

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYORS, LLC
Firm Registration No. 10165200
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1 OF 1 SHEET

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