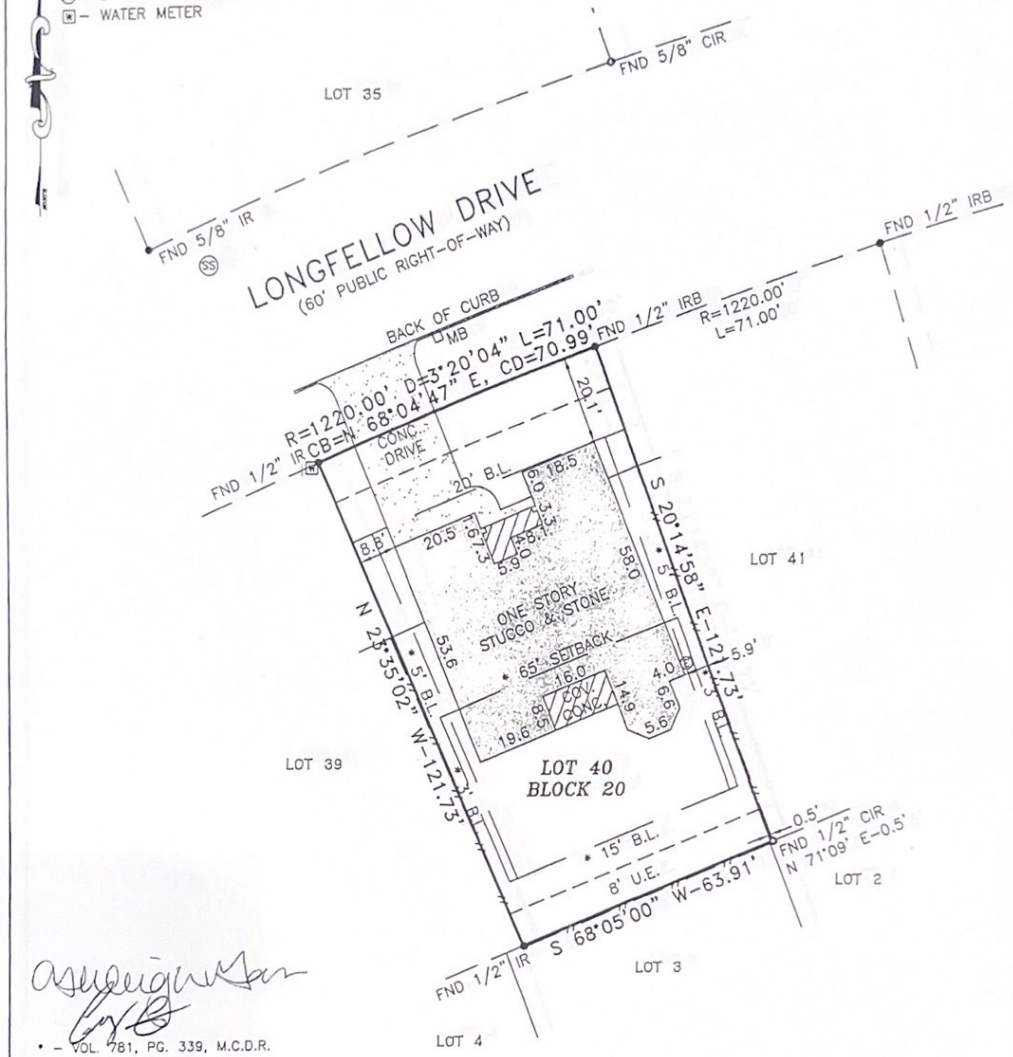


LEGEND

- ⊙ - SANITARY SEWER MANHOLE
- ⊠ - WATER METER

WILLIAM C. CLARK SURVEY, A-6
MONTGOMERY COUNTY, TEXAS



Signature
 VOL 781, PG. 339, 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 PROPERTY, EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY, OF NO. 2767020-11275, EFFECTIVE DATE SEPTEMBER 23, 2020.
5. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48339C0225G, EFFECTIVE DATE 8-18-14. 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 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.



Signature 12/13/20
 Roger D. Pickering, R.P.L.S. Date
 Texas Registration No. 5879

SHEET 1 OF 1	SCALE: 1"=30'	DATE: 02-27-20
	REVISION: FORN SURVEY 07-03-20	
	FINAL SURVEY 12-11-20	
	DRAWN BY: R.D.P. & J.G.I.	
	APPROVED BY: R.D.P.	
PROJECT NO.: 70027-20		

TEXAS AMERICAN TITLE
PURCHASER: CORY GANN AND ASHLEIGH GANN LENDER: GUARANTEED RATE INC. PROPERTY ADDRESS: 12311 LONGFELLOW DRIVE MONTGOMERY, TEXAS 77358

LAND TITLE SURVEY
LOT 40, IN BLOCK 20, OF WALDEN ON LAKE CONDOE SECTION FOUR, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SHEET 63 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYORS, LLC Firm Registration No. 15165200 7702 Pin Oak Street Montgomery, Texas 77316 Phone: (936) 447-4703 Mobile: (281) 804-0785 rpickering@hotmail.com
Copyright 2020