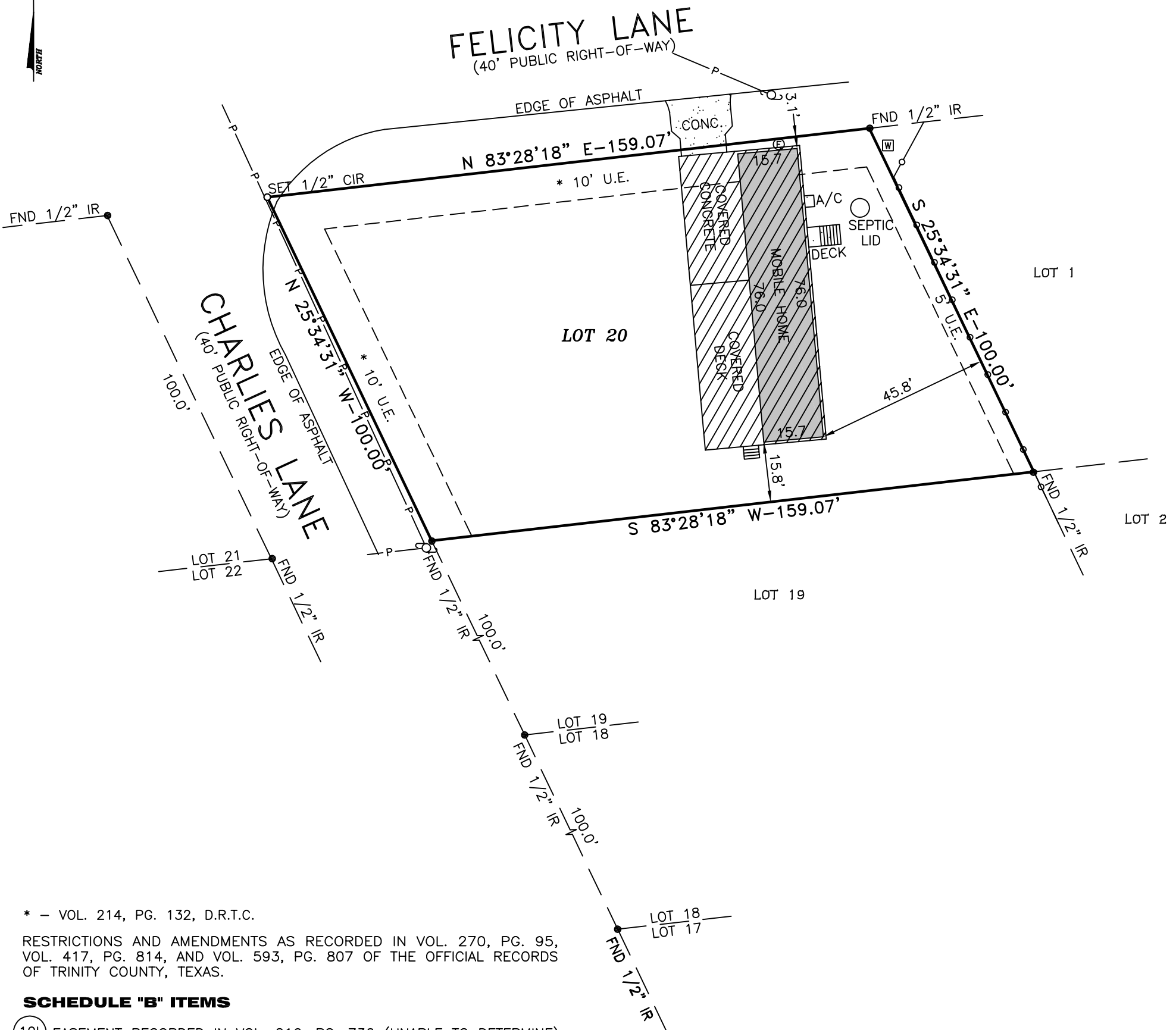


LEGEND

- W - WATER METER
- E - ELECTRIC METER
- Q - UTILITY POLE

KING HADLEY SURVEY, A-258
TRINITY COUNTY, TEXAS



* - VOL. 214, PG. 132, D.R.T.C.

RESTRICTIONS AND AMENDMENTS AS RECORDED IN VOL. 270, PG. 95, VOL. 417, PG. 814, AND VOL. 593, PG. 807 OF THE OFFICIAL RECORDS OF TRINITY COUNTY, TEXAS.

SCHEDULE "B" ITEMS

- (10l) EASEMENT RECORDED IN VOL. 216, PG. 736 (UNABLE TO DETERMINE)
- (10m) EASEMENT RECORDED IN VOL. 230, PG. 33 (UNABLE TO DETERMINE)
- (10n) EASEMENT RECORDED IN VOL. 211, PG. 462 (DOES NOT APPLY)

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 THE PROPERTY. EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY GF NO. 240029, EFFECTIVE DATE MARCH 22, 2024.
5. 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. 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 HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OF BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

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 20TH DAY OF MAY, 2024

Roger D. Pickering
 ROGER D. PICKERING, R.P.L.S.
 TEXAS REGISTRATION NO. 5879



SCALE: 1"=30'	DATE: 05-10-24
REVISION:	
BOOK : N/A	
DRAWN BY: K.L.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70044-24	

WALKER COUNTY TITLE COMPANY
PURCHASER: PATRICIA MEIGS
LENDER: UNITED WHOLESALE MORTGAGE
PROPERTY ADDRESS: 139 FELICITY LANE
TRINITY, TEXAS 75862

BOUNDARY AND IMPROVEMENT SURVEY
LOT 20, WHITE ROCK ESTATES, SECTION 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 147 AND CABINET A, SLIDE 216 OF THE PLAT RECORDS OF TRINITY COUNTY, TEXAS.

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYORS, LLC
T.B.P.E.L.S. Firm Registration No. 10165200
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