

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LORENZO JONES SURVEY, A-294
MONTGOMERY COUNTY, TEXAS

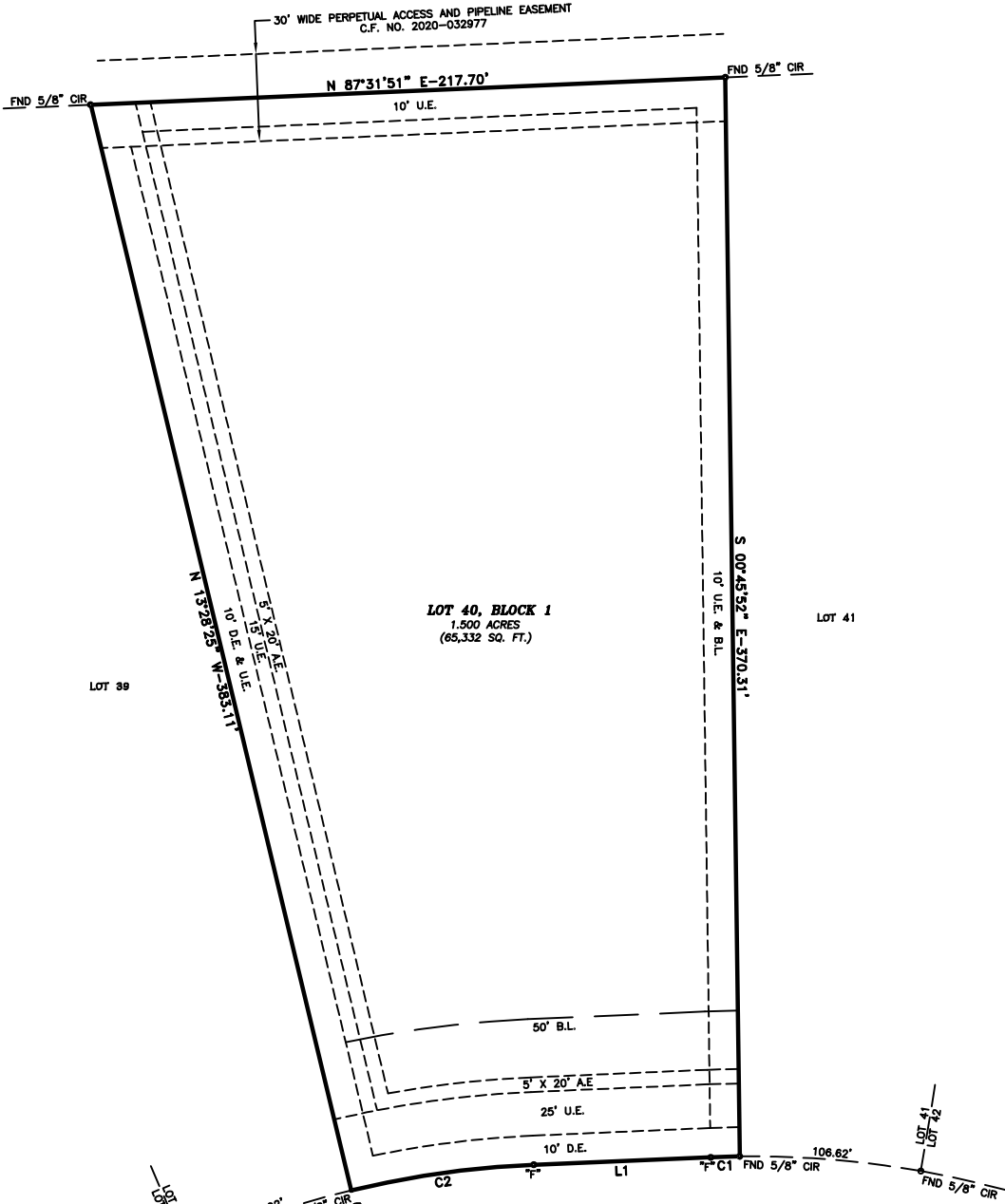
SIG MAGNOLA LP.
CALLED 309.852 ACRES
C.F. NO. 2019-029020

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S87°31'51"W	60.74'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	DISTANCE
C1	330.00'	1°42'18"	9.82'	S88°23'04"W	9.82'
C2	330.00'	11°00'18"	63.38'	S82°01'51"W	63.29'

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
- ST.M.S.E. - STORM SEWER EASEMENT
- HL&P - HOUSTON LIGHTING & POWER
- ESMT. - EASEMENT
- U.E. - UTILITY EASEMENT
- P— OVERHEAD UTILITY LINES
- K— BARBED WIRE FENCE
- C— CHAIN LINK FENCE
- W— WOOD FENCE
- I— WROUGHT IRON FENCE
- F— FND 5/8" CIR



HIGH MEADOW RIDGE DRIVE
(60' PUBLIC RIGHT-OF-WAY)

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. 48339C0325G, 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, 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 SOLE 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 16TH DAY OF JULY, 2022

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



SCALE: 1"=30'	DATE: 06-15-22
REVISION:	
BOOK : N/A	
DRAWN BY: J.G.L.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70078-22	

DERRICK BREW AND NICOLE BREW
7428 HIGH MEADOW RIDGE DR MONTGOMERY, TEXAS 77316

BOUNDARY AND IMPROVEMENT SURVEY
LOT 40, BLOCK 1, HIGH MEADOW ESTATES SECTION ELEVEN, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 8434 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS, LLC
Firm Registration No. 10165200 7702 Pin Oak Street Montgomery, Texas 77316 Phone: (936) 447-4703 Mobile: (281) 804-0785 rpickering@hotmail.com
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