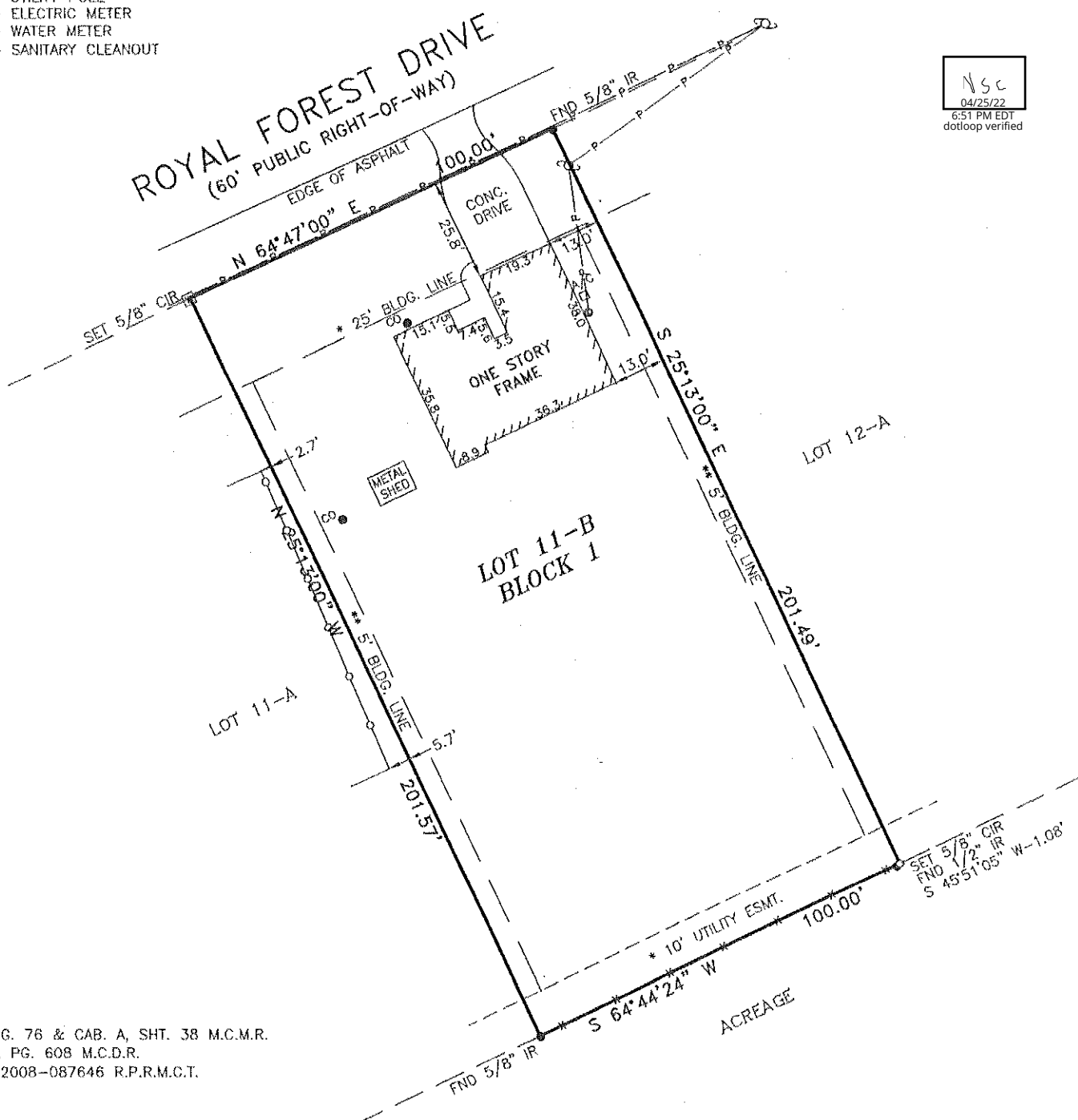


JOSE M. DE LA GARZA SURVEY, A-15
MONTGOMERY COUNTY, TEXAS

LEGEND

- - UTILITY POLE
- ⊙ - ELECTRIC METER
- ⊞ - WATER METER
- - SANITARY CLEANOUT

Nsc
04/25/22
6:51 PM EDT
dotloop verified



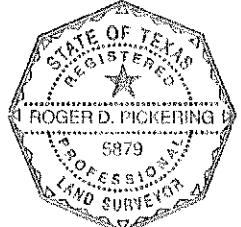
- * VOL. 9, PG. 76 & CAB. A, SHT. 38 M.C.M.R.
- ** VOL. 924, PG. 608 M.C.D.R.
- ** C.F. NO. 2008-087646 R.P.R.M.C.T.

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 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF NO. 0901402, EFFECTIVE DATE JULY 27, 2009.
5. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48339C 0245F, EFFECTIVE DATE 12-19-96. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON ARE 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.
7. PROPERTY IS SUBJECT TO AN UNSPECIFIED WIDTH EASEMENT RECORDED IN VOLUME 924, PAGE 608, MONTGOMERY COUNTY DEED RECORDS.

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.



Roger D. Pickering 03/07/09
 Roger D. Pickering, R.P.L.S. Date
 Texas Registration No. 5879

SCALE: 1"=30'	DATE: 08-06-09
REVISION:	
BOOK : N/A	
DRAWN BY: R.D.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70036-09	

OLD REPUBLIC TITLE COMPANY OF CONROE
PURCHASER: WADE BAGLEY AND LISA BAGLEY LENDER: WASHINGTON MUTUAL MORTGAGE COMPANY PROPERTY ADDRESS: 10850 ROYAL FOREST DRIVE CONROE, TEXAS 77303

LAND TITLE SURVEY
LOT 11-B, BLOCK 1 OF ROYAL FOREST, FORMERLY RECORDED IN VOLUME 9, PAGE 76, BUT NOW RECORDED IN CABINET A, SHEET 38 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS
7702 Pin Oak Street Montgomery, Texas 77316 Phone: (936) 447-4703 Mobile: (281) 804-0785 rpickering@hotmail.com Copyright 2009