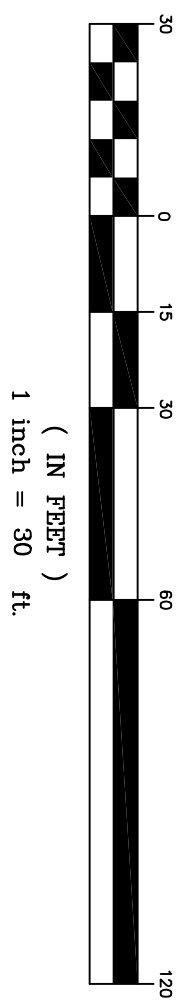
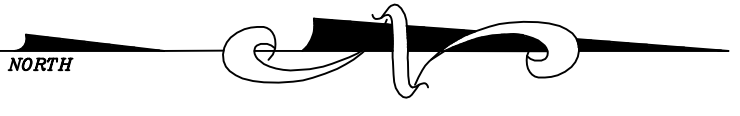


GRAPHIC SCALE



MONTGOMERY COUNTY SCHOOL LAND SURVEY, A-351
MONTGOMERY COUNTY, TEXAS

CURVE	RADIUS	DELTA	LENGTH	BEARING	DISTANCE
C1	50.00'	84°03'10"	73.35'	S 55°36'06" W	66.95'
C2	25.00'	42°50'23"	18.69'	S 76°12'22" W	18.26'
C3	25.00'	36°35'15"	15.96'	S 36°29'11" W	15.69'



BIRNHAM WOODS AT RAYFORD
ROAD RESERVE SOUTH
C.F. NO. 2017052111

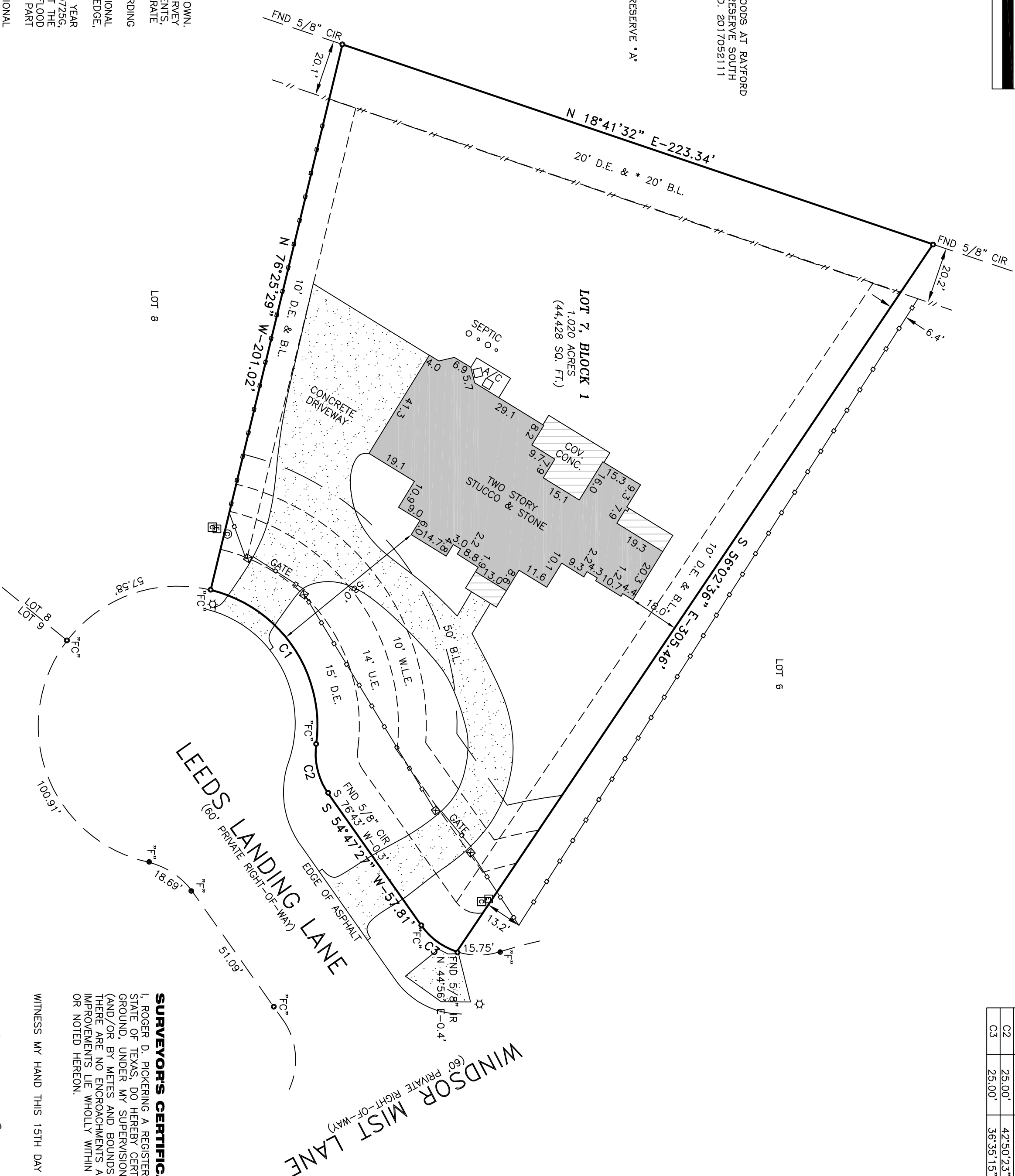
UNRESTRICTED RESERVE *A*

LEGEND:

- ☐ ELECTRIC BOX
- ☐ TELEPHONE BOX
- ☐ CABLE TELEVISION BOX
- ⊕ GAS METER
- ⊕ WATER METER
- ⊕ LIGHT METER
- ⊕ 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
- ⊕ FILM CODE
- ⊕ CLERK'S FILE NUMBER RECORDS
- ⊕ MONTGOMERY COUNTY DEED RECORDS
- ⊕ MONTGOMERY COUNTY MAP RECORDS
- ⊕ POINT OF BEGINNING
- ⊕ POINT OF COMMENCING
- ⊕ SQUARE SEWER EASEMENT
- ⊕ STORM SEWER EASEMENT
- ⊕ HOUSTON LIGHTING & POWER EASEMENT
- ⊕ UTILITY EASEMENT
- ⊕ OVERHEAD UTILITY LINES
- ⊕ WOOD FENCE
- ⊕ WROUGHT IRON FENCE
- ⊕ FND 5/8" CIR
- ⊕ FND 5/8" IR

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, 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. 48339G0225G 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.
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.



SURVEYORS 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 15TH DAY OF JULY, 2024

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



JOSEPH GRAY AND CHEVALIER GRAY

BOUNDARY AND IMPROVEMENT SURVEY

SCALE: 1"=30'
DATE: 08-05-20
REVISION: FORM SURVEY 06-01-21, RE-CHECKED 06-11-21
FINAL SURVEY 07-12-24
DRAWN BY: K.L.P.
APPROVED BY: R.D.P.
PROJECT NO.: 70100-20

LOT 7, IN BLOCK 1, OF BENDERS LANDING, SECTION 2, PARTIAL REPLAT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 3235 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYORS, LLC

T.B.P.E.L.S. Firm Registration No. 10165200
7702 Pin Oak Street
Montgomery, Texas 77316
Phone: (936) 447-4703
Mobile: (281) 804-0785
palandsurveyors@gmail.com
Copyright 2024