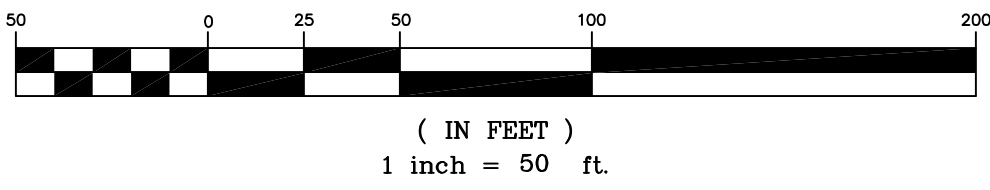


GRAPHIC SCALE



OWEN SHANNON SURVEY, A-36  
MONTGOMERY COUNTY, TEXAS

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
- W.C.P.R. - WALKER COUNTY PLAT RECORDS
- W.C.D.R. - WALKER COUNTY DEED RECORDS
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- SQ. FT. - SQUARE FEET
- S.S.E. - SANITARY SEWER EASEMENT
- STM.S.E. - STORM SEWER EASEMENT
- HL&P - HOUSTON LIGHTING & POWER
- ESMT. - EASEMENT
- U.E. - UTILITY EASEMENT
- P - OVERHEAD UTILITY LINES
- X - BARBED WIRE FENCE
- - CHAIN LINK FENCE
- - WOOD FENCE
- - WROUGHT IRON FENCE

SURVEY NOTES:

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN. 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.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. 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.
4. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48471C0500D, EFFECTIVE DATE 08-16-11. 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.
5. THE CORNERS IDENTIFIED AS "PROP. COR." HAVE VISIBLE EVIDENCE OF THEIR EXISTENCE BUT DUE TO THE CURRENT CONDITION OF THE LAND, THE ACCESS TO THEM WAS NOT FEASIBLE AT THE TIME OF THIS SURVEY.
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

TO: MARK RIORDAN AND JP RIORDAN, EXCLUSIVELY  
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 18TH DAY OF JANUARY, 2024

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



SCALE: 1"=50'	DATE: 01-05-24
REVISION:	
BOOK : N/A	
DRAWN BY: R.D.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70146-23	

<b>MARK RIORDAN AND JEAN P. RIORDAN</b>
238 SKY OAK LANE HUNTSVILLE, TEXAS 77340

<b>BOUNDARY AND IMPROVEMENT SURVEY</b>
LOT 66 AND 67, BLOCK 23, TEXAS GRAND RANCH SECTION 7, A SUBDIVISION IN WALKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 140 OF THE PLAT RECORDS OF WALKER COUNTY, TEXAS.

<b>PICKERING &amp; ASSOCIATES</b> 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
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