



(IN FEET)
1 inch = 30 ft.

(S 82°58'49" E-309.50')
S 82°43'39" E-308.74'
8' U.E.

FND $\frac{5}{8}$ " CIR

—

LOT 73

LOT 78, BLOCK 1
1.419 ACRES
(61,799 SQ. FT.)

MATTHEW CARTWRIGHT S.
WILLIAM P. CARTWRIGHT S.

(S 00°21'55" E-190.30') S 00°21'55" E-190.30' FND 5/8" CIR

(60' PRIVATE RIGHT-OF-WAY)

KING ARTHUR'S COURT

EDGE OF ASPHALT

LEGEND:

- ELECTRIC BOX
- TELEPHONE BOX
- CABLE TELEVISION BOX
- WATER METER
- LIGHT POLE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- DRAINAGE INLET
- FIBEROPTICS MARKER
- UNDERGROUND TELEPHONE MARKER
- GAS MARKER
- PIPELINE MARKER
- WATER METER
- GAS VALVE
- MONITORING WELL
- UTILITY POLE
- ELECTRIC STREET POLE
- TRAFFIC CONTROL BOX
- BENCHMARK

C.C.R. - PLM CODE

F.C.R. - COUNTY CLERKS FILE

M.C.D. - MONITORING COUNTY DEED RECORDS

P.C.B. - PLANNING COUNTY LAW RECORDS

P.O.C. - POINT OF BEGINNING

S.C.T. - SAVING TREE

S.S.T. - SANITARY SEWER EASEMENT

STLSE - STORM SEWER EASEMENT

HLSE - HOLSTON LIGHTING & POWER ESM. - EASEMENT

U.E. - UTILITY EASEMENT

W.C.D. - WOOD CROWNED TREES

— BARBED WIRE FENCE

— CHAIN LINK FENCE

— WOOD FENCE

— WROUGHT-IRON FENCE

LOT 74

Lot 71

N 84°34'34" W-328.00
N 84°51'52" W-327.57'

FND 5/8" CIR

(N 05°08'08" E-199.59)
N 05°29'20" E-199.29

1. ROGER D. PICKERING, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUNDS, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON, AND/OR BY MEETS AND BOUNDS ON ATTACHED SHEET, IS CORRECT AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS, IE. WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

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



1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
2. BUILDING, ZONE, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEVART TITLE GUARANTY COMPANY, FILE NO. 137614, EFFECTIVE DATE FEBRUARY 13, 2013.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING THE ACCURACY OF THE RECORD.
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. ALL ALLEYS REFERRED TO ARE OUTSIDE THE 100 YEAR FLOODPLAIN. FLOODING ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 44630301001, EFFECTIVE DATE 12-19-96, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.
6. THE SURVEYOR'S STANDARD SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
7. ONLY THOSE SURVEY'S WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL WILL BE CONSIDERED A "WALD COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "WALD COPY" OF THIS SURVEY.

SCALE: 1"=30'

STEWART TITLE COMPANY

LAND TITLE SURVEY

PURCHASER: MICKEY CALLAHAN
LENDER: SABINE FEDERAL CREDIT UNION
PROPERTY ADDRESS: ### # KING ARTHUR'S COURT
MONTGOMERY, TEXAS 77316

LOT 78, IN BLOCK 1, OF CROWN OAKS, SECTION 3, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET S, SHEETS 30 THROUGH 35 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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