

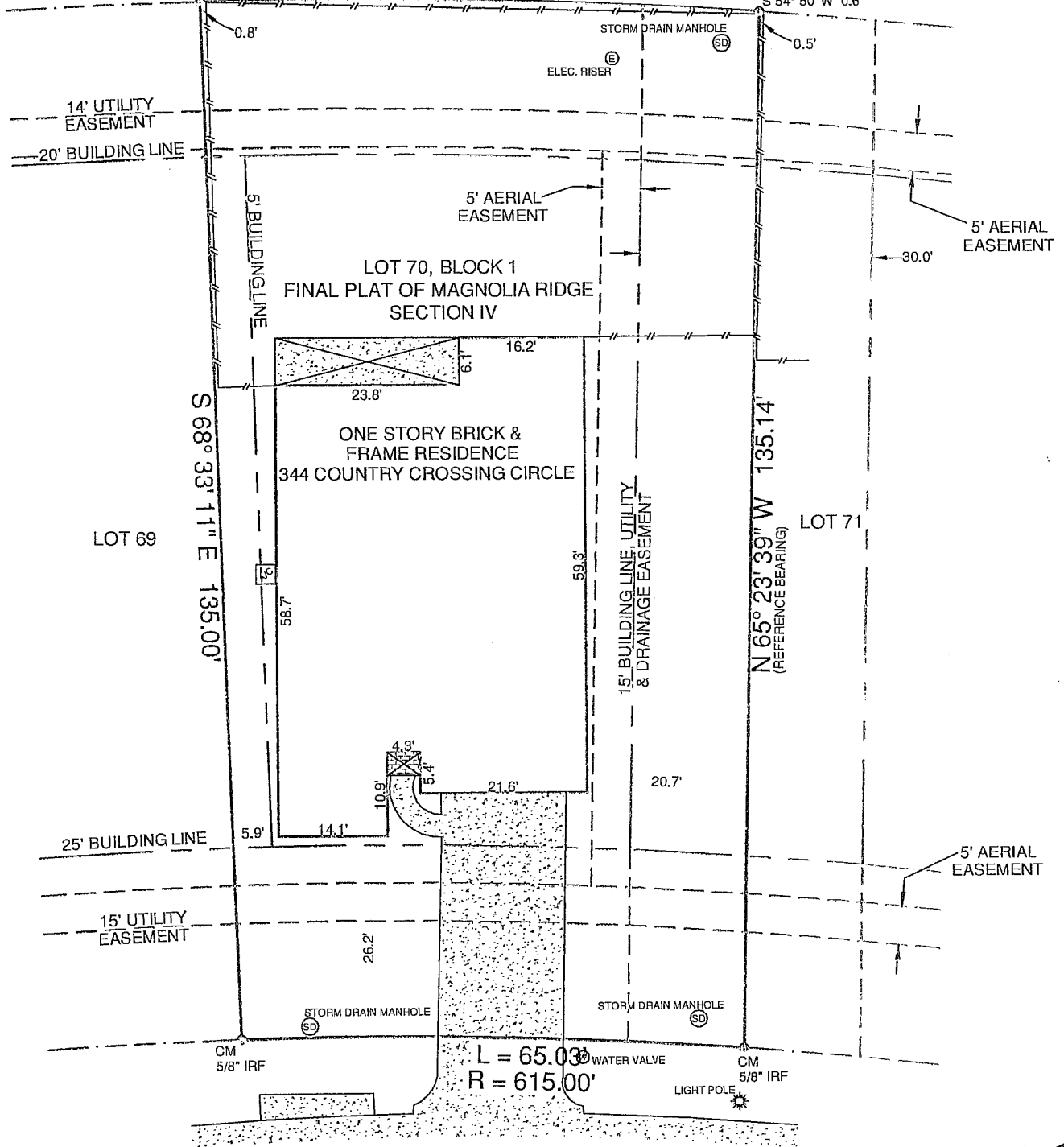
MAGNOLIA RIDGE BOULEVARD

(100' R.O.W.)

R = 750.00'
L = 72.46'

FENCE CORNER BEARS
S 30° 01' W 0.8'

FENCE CORNER BEARS
S 54° 50' W 0.6'

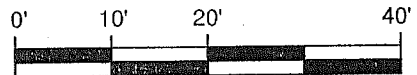


COUNTRY CROSSING CIRCLE

(50' R.O.W.)

LEGEND:	
GM = GAS METER	ASPHALT = [Pattern]
EM = ELECTRIC METER	CONCRETE = [Pattern]
WIRE FENCE = [Symbol]	GRAVEL = [Pattern]
CHAIN LINK FENCE = [Symbol]	TILE = [Pattern]
WROUGHT IRON FENCE = [Symbol]	WOOD = [Pattern]
WOOD FENCE = [Symbol]	BRICK = [Pattern]
ELECTRIC LINE = [Symbol]	STONE = [Pattern]
RAILROAD (WOOD) TIE = [Symbol]	
IRS = IRON ROD SET	
IRF = IRON ROD FOUND	
CM = CONTROLLING MONUMENT	

NOTES:
BEARINGS ARE BASED ON THE RECORDED PLAT.
BUILDING LINES AND EASEMENTS ARE BASED ON THE PLAT UNLESS OTHERWISE NOTED.
THIS PROPERTY IS AFFECTED BY THE FOLLOWING:
(10)-BLANKET EASEMENT, C.C.F. # 2010019737, D.R.M.C.T.
(10)-AGREEMENT, C.C.F. # 2009008835 & 2010048623, D.R.M.C.T.



SCALE: 1" = 20'

LEGAL DESCRIPTION:
BEING LOT 70, IN BLOCK 1, OF FINAL PLAT OF MAGNOLIA RIDGE, SECTION IV, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 1611, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

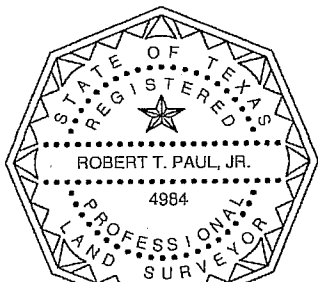
SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION. THAT THE SURVEY REFLECTS A TRUE AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CALLS OF PROPERTY LINES; LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON.

GF. NO.	ATCH-16C-ATCH14040894BM
BORROWER	DYLAN COOKE
TECH	TAG
FIELD	JP

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48339C0478 F DATED DECEMBER 19, 1996.

DATE: 06/05/14 JOB NO.: 14-2119
FIELD DATE: 06/05/14

344 COUNTRY CROSSING CIRCLE, MAGNOLIA, TX 77354
LOT 70, BLOCK 1, FINAL PLAT OF MAGNOLIA RIDGE, SECTION IV



Alamo Title Company



DATE: _____
ACCEPTED BY: _____

Premier
Surveying LLC
5700 W. Plano Parkway, Suite 3200
Plano, Texas 75093
Office 972-612-3601
Fax 972-964-7021

Robert T. Paul, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR