

Upgrades & Features

INTERIOR

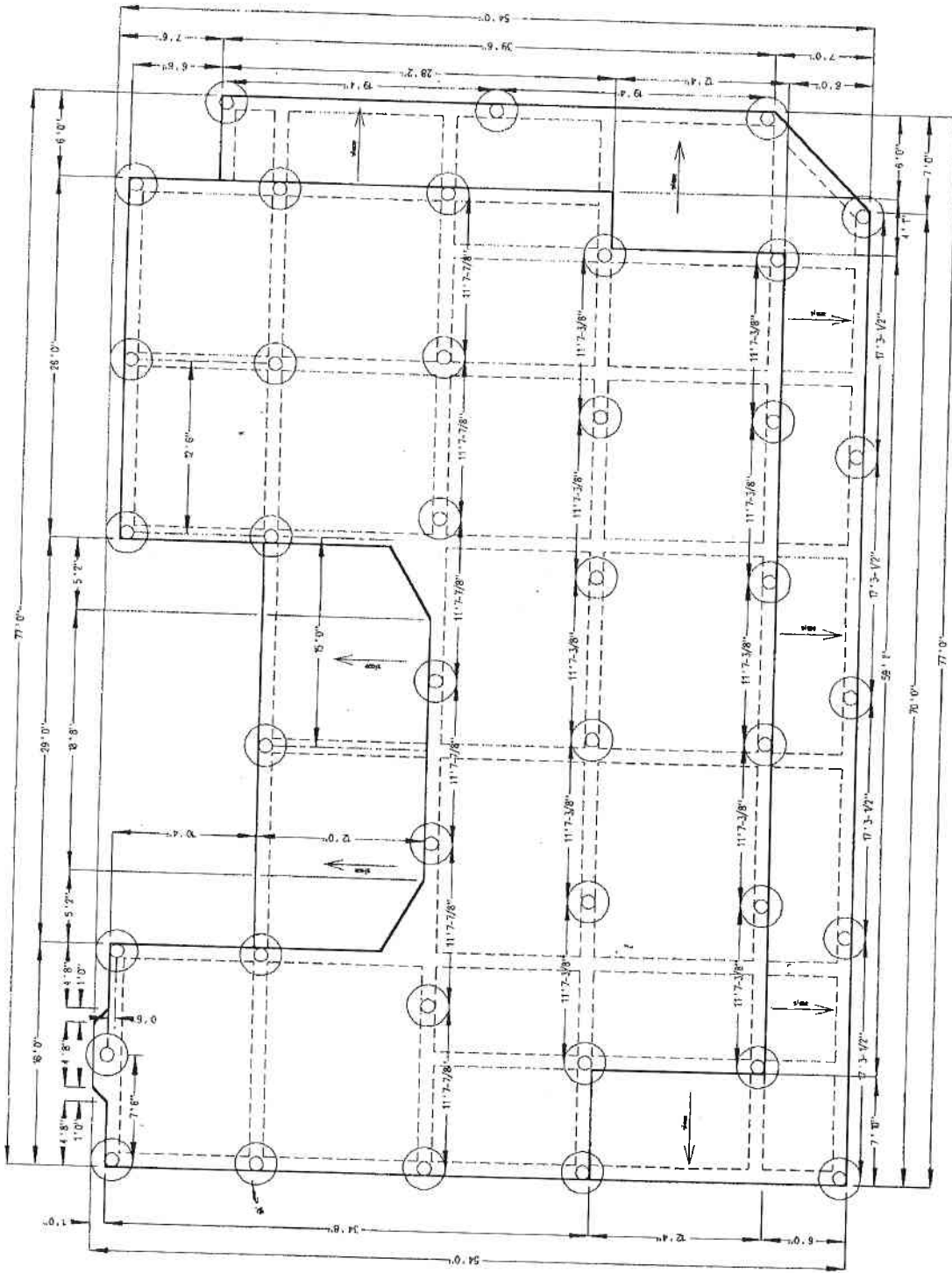
- Wood & Tile Flooring (Replaced within last 10 years)
- Double Pane Windows w/ Tint
- 2 Hot Water Heaters
- Master Bedroom w/ Attached Flex Room (Office/Nursery)
And French Doors w/ Patio Exit
- Surround Sound in Master & Family Room
- Insulated Walls For Sound (Batt)
- Breakfast/Sunroom w/ Patio Exit
- Silestone Counters
- Island w/ Storage Area
- Under Cabinet Lighting
- Double Oven
- Storage Pantry
- Crown Molding
- Ceiling Fans Throughout
- Dining w/ Lighted Tray Ceiling
- Family Room w/ Lighted Tray Ceiling/Gas Log Fireplace
And Patio Exit
- AC- 3 Zones
- Large Decked Attic Space For Additional Storage

Upgrades & Features

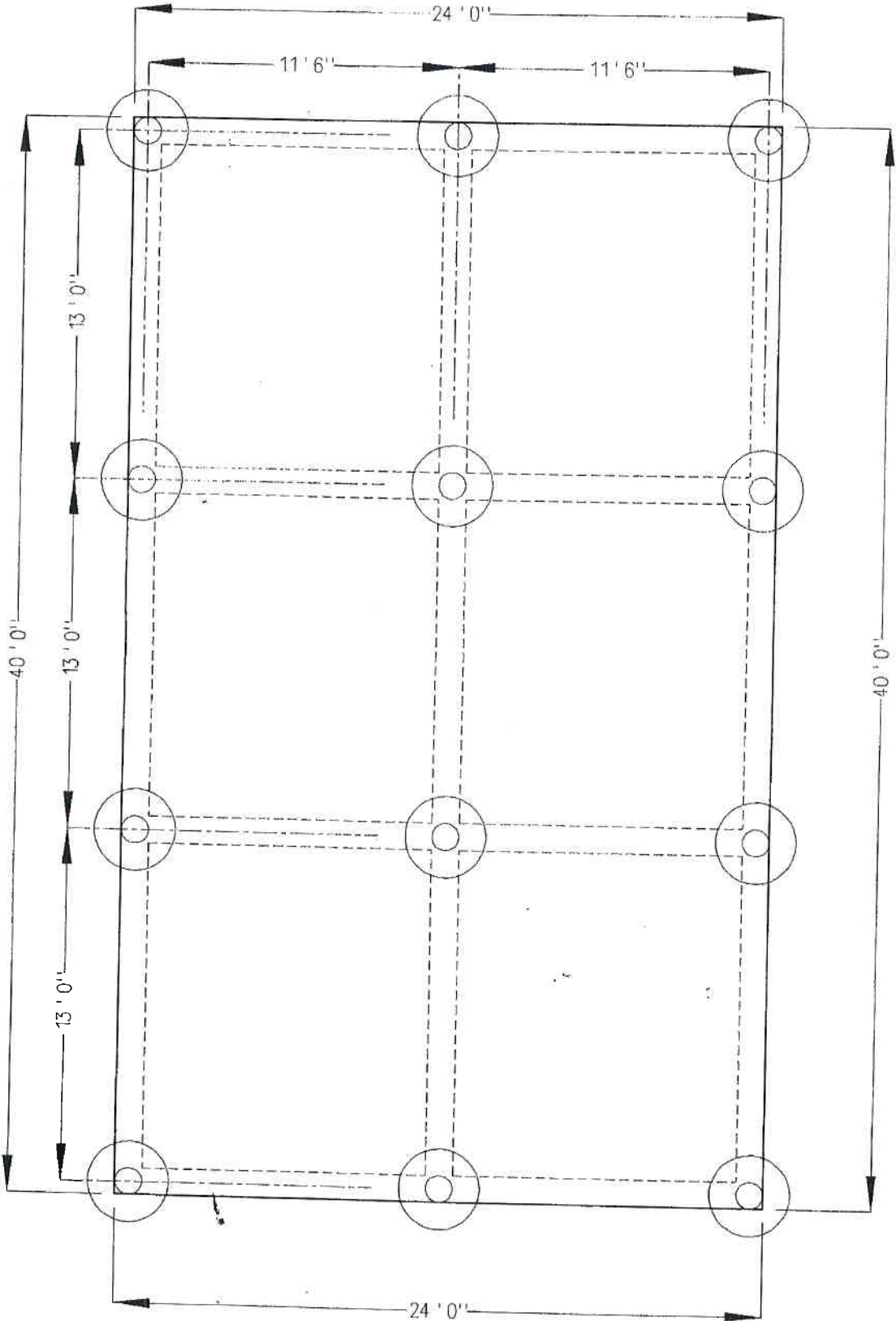
EXTERIOR

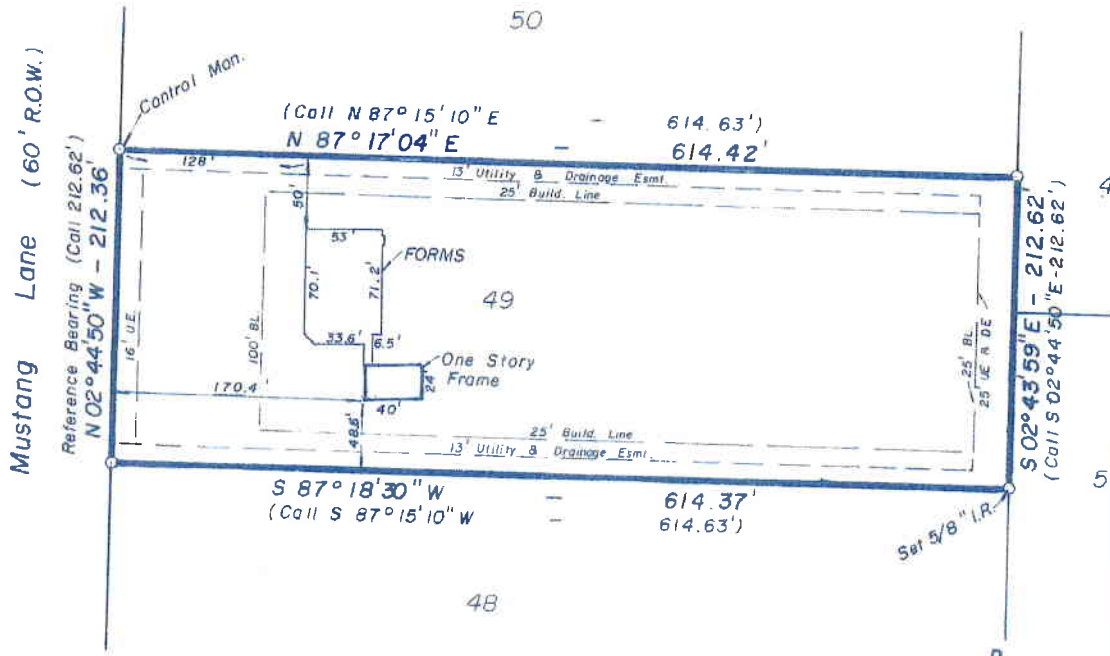
- Detached Garage w/ Epoxy Coated Floor & Decked Attic Area
PLUS-Attached Living Space(Insulated) w/ Window Unit/1/2 Bath/
Sink Area w/Counter Space/Ceiling Fans/Separate Entry Door
- Slab w/ Builder Piers (House-40/Garage-12)
- Wraparound Front Porch/ Lg Covered Back Patio w/ Ceiling Fans
- Full Gutters- House/Garage
- French Drains
- Camera System w/ Motion Lights
- 2 Sprinkler Systems
House-13 Zones w 9 In Use / Shop- 6 Zones
- Water Well- 365' Deep/ Shop & Sprinkler Systems
- Backyard- Fully Fenced
- Electric Gate w/ KeyPad
- Gazebo- Enclosed w/ Hot Tub & Ceiling Fan (19'x14' on Slab)
- 12x12 Storage Shed
- Pond w/ Fountain & Lighting
- Great Landscaping
- **Shop- 48x60 on Slab**
Insulated
Covered Patio Area w/ Side Entry Door
Bathroom w/ Toilet & Shower/Separate Sink Area
Ceiling Fans
(4) 14'x12' Roll Up Doors (3 Front/1 Back)
(1) 10'x12' Roll Up Door (Side Entry)
220 Outlet
(2) RV Outlets (30/50Amp)
RV Dump Station
- Concrete Driveway Extends to Shop

40 piers
under house



12 piers
under
Garage





○ DENOTES A FND. 5/8" I.R. UNLESS OTHERWISE NOTED.

ALL EASEMENTS AND BUILDING LINES ARE AS PER THE RECORDED PLAT UNLESS OTHERWISE SHOWN.

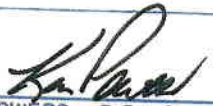
SCALE : 1" = 100'
 DATE : 3/17/99
 REV. : 1/10/00 -
 To Show Improvements.

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I hereby certify to NICHOLAS AND KATHY JOHNSON
 that this plat is a true representation of a ground survey made on 3/18/99
 of LOT 49, BLOCK 2, NORTHCREST RANCH SECTION ONE
 a subdivision in the SCOTT SURV., A-524, MOFFETT SURV., A-382, IVES SURVEY, A-286
 a correct map of which is recorded in Cabinet K, Sheet 55, of the Map Records of
 Montgomery County, Texas. Unless otherwise shown, there are no encroachments on this property
 and all improvements were within the boundaries at the time of this survey. This professional
 service substantially conforms to the current Texas Surveyors Association Standards and Specifica-
 tions for a Category 1B, Condition III, Survey.

This property is located in Zone X and is NOT within the 100 year flood boundary as shown on
 FIRM Community Panel Number 483 39C0759F, effective date DECEMBER 13, 1996
 & 483 39C0580F

This survey was completed with the benefit of a title commitment furnished by _____
 G.F. No. _____ dated _____


 KEN POWERS, R.P.L.S.
 TEXAS REGISTRATION NO. 3484



POWERS ENGINEERING

T-13347
 W/O # T-13102