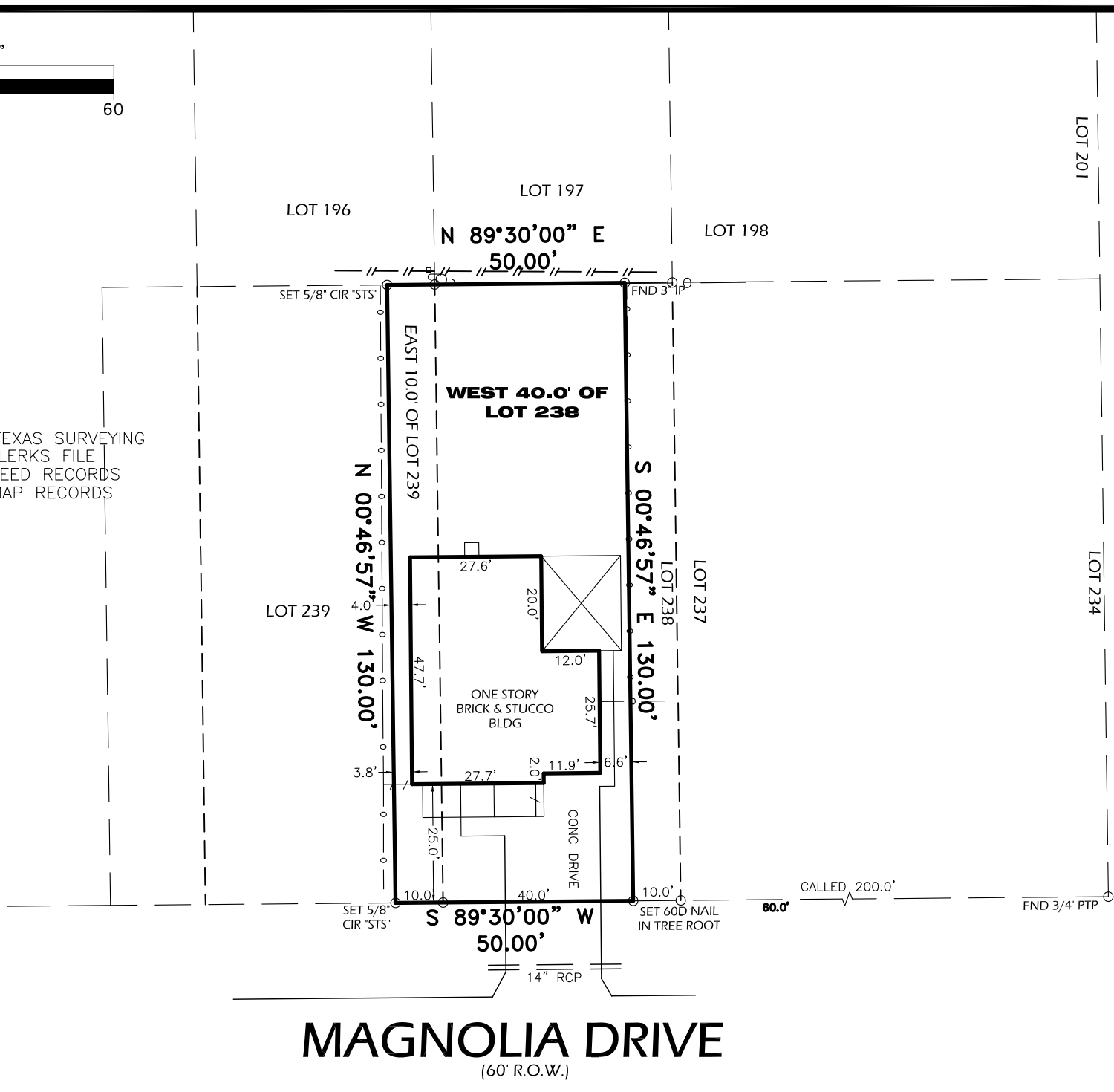


LEGEND:

- AE - AERIAL EASEMENT
- BL - BUILDING LINE
- BLDG - BUILDING
- ESMT - EASEMENT
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- CIR - CAPPED IRON ROD
- "STS" - STAMPED SOUTH TEXAS SURVEYING
- HCCF - HARRIS COUNTY CLERKS FILE
- HCDR - HARRIS COUNTY DEED RECORDS
- HCMR - HARRIS COUNTY MAP RECORDS
- ROW - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- UE - UTILITY EASEMENT
- ⊕ - POWER POLE
- ⊕ - WATER METER
- ⊕ - FIRE HYDRANT
- ⊕ - WATER VALVE
- ⊕ - GAS METER



NOTES:

1. BASIS OF BEARING IS THE NORTH ROW LINE OF MAGNOLIA DRIVE BEING S 89°30'00" W.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS RECORDED FILE NO. 20070102487.
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. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.
8. SURVEY BASED ON FOUND MONUMENTATION OF THIS LOT, ADJOINING LOTS, CONTROLLING BLOCK CORNERS AND OCCUPATION OF SAID LOTS.

SURVEY OF

THE WEST 40 FEET OF LOT 238 AND THE ADJOINING EAST 10 FEET OF LOT 239, OF ARCADIAN GARDENS, SECTION 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 58, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

I, hereby certify that this survey was made on the ground and completed on this 24rd day of June 2020 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GF N/A of N/A



Fred W. Lawton
 Fred W. Lawton, Registered Professional Land Surveyor No. 2321

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48201C 0730, DATE 01-06-2017. BY GRAPHING PLOTTING ONLY, WE

DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

ADDRESS: 510 MAGNOLIA DRIVE REVISION:
 CITY: CROBY, TEXAS ZIP: 77532
 PURCHASER:
 JOB NO: 0977-20 DATE: 06-24-20 SCALE: 1"=30'-00"

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
 11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
 281-556-6918 FAX 281-556-9331
 Firm Number: 10045400