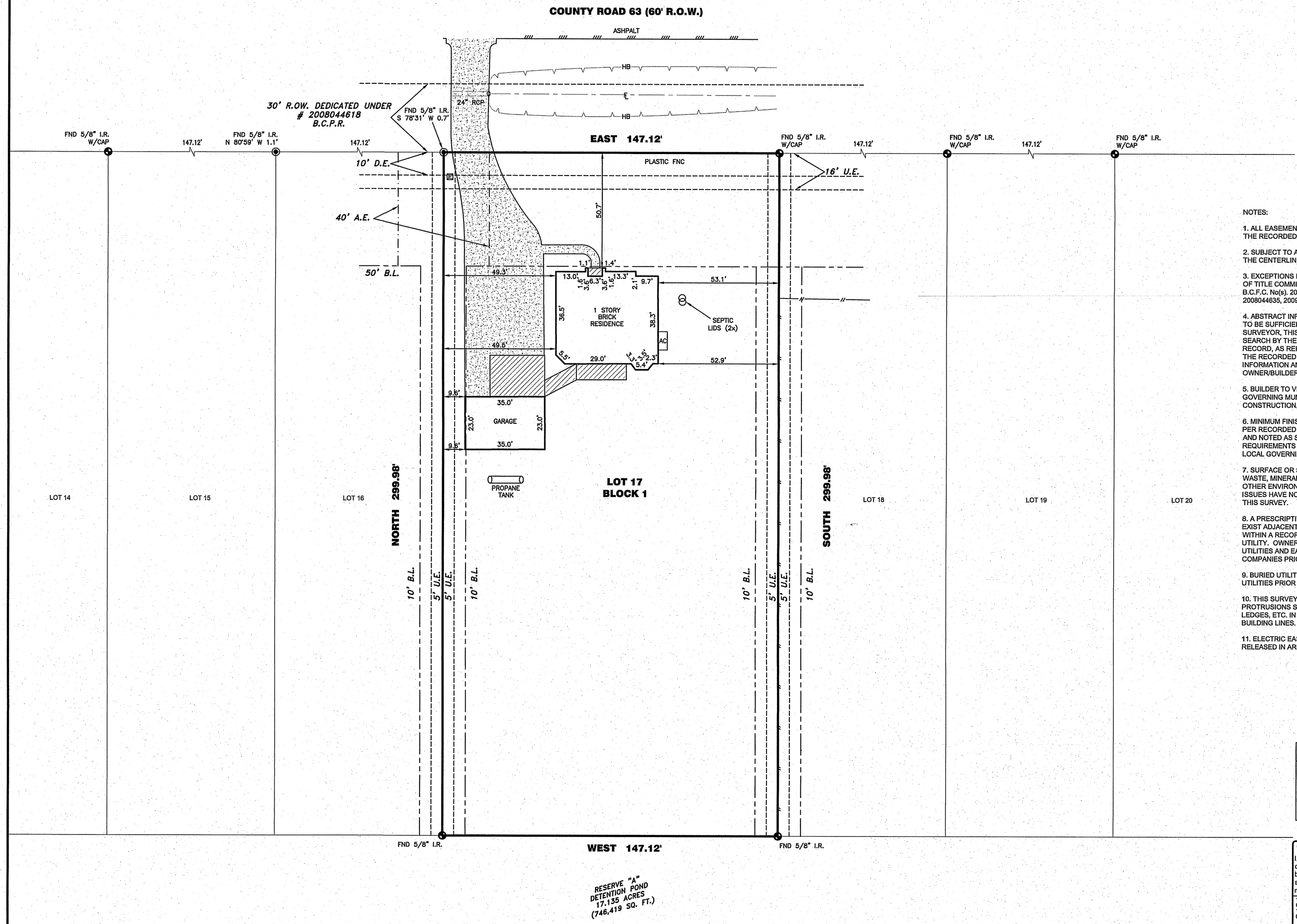
LEGEND					
GRATE INLET	LIGHT STANDARD	IRON FENCE	POWER POLE	CONCRETE	CONTROLLING MONUMENT (06-17-16)
SIGN	WATER VALVE	WOOD FENCE	GUY ANCHOR	COVERED	
MANHOLE	CLEAN OUT	POWER LINE	WATER METER	CALL	CHAIN LINK FENCE
BOLLARD	SANITARY MANHOLE	STORM MANHOLE	ELECTRIC BOX		FIRE HYDRANT

COMMON ABBREVIATIONS			
AE = ACESS EASEMENT	I.R. = IRON ROD	PP = POWER POLE	WLE = WATERLINE EASEMENT
BL = BUILDING LINE	MH = MANHOLE	R.C.P. = REINFORCED CONCRETE PIPE	
FNC = FENCE	OHU = OVERHEAD UTILITIES	SAN MH = SANITARY SEWER MANHOLE	
FND = FOUND	P.V.C. = POLYVINYL CHLORIDE PIPE	STM MH = STORM SEWER MANHOLE	
I.P. = IRON PIPE	PL = BOUNDARY LINE	UE = UTILITY EASEMENT	

REVISIONS			
NO.	DATE	REASON	BY
1			



06-07-16

NOTES:

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

2. SUBJECT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.

3. EXCEPTIONS FROM COVERAGE LISTED IN SCHEDULE "B" OF TITLE COMMITMENT SHOWN HEREON ARE AS FOLLOWS: B.C.F.C. No(s). 2009031150 B.C.O.R. & B.C.C.F. No(s). 2008044635, 2009005346 & 2009021595.

4. ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND/OR DEEDS, TITLE INFORMATION AND INFORMATION PROVIDED BY OWNER/BUILDER.

5. BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING MUNICIPALITIES PRIOR TO PLANNING OR CONSTRUCTION.

6. MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.

7. SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.

8. A PRESCRIPTIVE GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO EXISTING UTILITIES NOT LOCATED WITHIN A RECORDED EASEMENT DEDICATED TO THAT UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.

9. BURIED UTILITIES HAVE NOT BEEN SHOWN, VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

10. THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

11. ELECTRIC EASEMENT PER B.C.C.F.NO. 2010034791 WAS RELEASED IN AREA OF SITE.

FLOOD INFORMATION

F.I.R.M. NO. 48039C	PANEL: 0120H
REVISED DATE 6-5-1989	ZONE: "AE"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

PER LOMR 10-08-1152A DATED 04-01-10 SITE IS LOCATED IN ZONE "X-SHADED"

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat and/or deeds thereof, indicated hereon.

THIS SURVEY IS NULL AND VOID WITHOUT THE ORIGINAL EMBOSSED SEAL AND SIGNATURE OF SURVEYOR.
THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
© 2016, TRI-TECH SURVEYING COMPANY, L.P.

7-1-16

STATE OF TEXAS REGISTERED DANIEL S. SULLIVAN 5828 PROFESSIONAL LAND SURVEYOR

SURVEYOR REGISTRATION

DRAWING INFORMATION
JOB NO.: NC112-16
CALCULATED BY: ANDRES B.
DRAWN BY: ANDRES B.
SCALE: 1" = 20'
BEARING BASE: REFERRED TO PLAT NORTH
FIELD CREW: M. CARLIN I. B. BRENT
PATH: G:\2016\NOBLECREST HOMES\
PEN TABLE: TRI-TECH.CTB
DATE: 06-17-16
COGO VER.: ADESK LDD 2009

BOUNDARY & FINAL SURVEY

PROPERTY INFORMATION
LOT: 17
BLOCK: 1
SUBDIVISION: AMENDING PLAT OF MAGNOLIA BEND, SEC. 1
RECORDING: VOL. 2, PAGE 2, P.R.B.C., TEXAS
PLAT RECORDS BRAZORIA COUNTY, TEXAS
BORROWER: MARCUS D & CHERYL H LEWIS
TITLE COMPANY: FIDELITY NATIONAL TITLE CO.
GF. NO.: 1-1-1-