

DEER LAKE LODGES ~ SECTION 2

Vol. 7, Pg. 5  
Mont Co Map Records

N 89°45'48" E ~ 399.49'

A plat of Lot 103 in Block 1 of  
**CROWN RANCH ~ SECTION THREE (3)**,  
a subdivision in Montgomery County, Texas, according to  
the map or plat thereof recorded in Cabinet "S", Sheet 30,  
of the Map Records of Montgomery County, Texas.

LOT 81

DETENTION  
&  
DRAINAGE  
EASEMENT  
\*-1

SCALE: 1" = 30 Ft.  
0 10 20 30

\*-1 is per the recorded subdivision plat  
\*-2 PER VARIANCE GRANTED BY THE H.O.A.

BUYER:

G.F.No.

ADDRESS:

11308 PRINCE PHILLIP CT.  
Magnolia, TX 77355

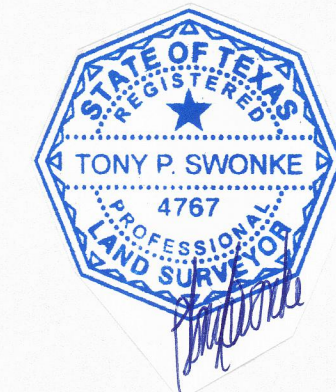
I do hereby certify that this survey  
substantially conforms to the current Texas Society  
of Professional Surveyors Standards and  
Specifications for a Category 1A Condition II  
Survey.

and . . .  
that this survey was made under my supervision on  
the ground of the property described and depicted  
hereon. There are no conflicts, discrepancies,  
shortages in area or boundary lines, or any  
overlapping of improvements except as shown. All  
visible easements and rights-of-way are shown.

Signed, stamped and dated this 30<sup>TH</sup> day of  
MARCH, 2021.

UPDATES/ ADDITIONS/ REVISIONS:

① APR. 30, 2021- UPDATED TO REVISE FRONT BLDG LINE



Prepared by  
**Tony Swonke Land Surveying**  
700 Kane Street  
Tomball, TX 77375  
281-351-7789

LOT 104

LOT 82

LOT 83

LOT 84

LOT 85

N 00°21'55" W ~ 354.03'

15 Ft Drainage Easmt \*-1

15 Ft Drainage Easmt \*-1

15 Ft Drainage Easmt \*-1

Set 3/4" Iron Rod w/ cap

Set 3/4" Iron Rod w/ cap

5.28' SET I.R. FOR REF

137.60'

449.90'

20 Ft Bldg Line \*-1

75' B.L. \*-1

Set 3/4" Iron Rod w/ cap

16 Ft Utility Easmt \*-1

PRINCE PHILLIP COURT  
(60 Ft R-O-W)

Due WEST ~ 193.05'

595.41 feet to CROWN OAKS DRIVE

Drill Site #1  
5.0 Ac

CREEK

284.67'

N 30°1'55" W ~ 405.92'

121.25'

61.94'

194.70'

157.39'

15 Ft Drainage Easmt \*-1

15 Ft Drainage Easmt \*-1

Set 3/4" Iron Rod w/ cap

Set 3/4" Iron Rod w/ cap

5.28' SET I.R. FOR REF

Set 3/4" Iron Rod w/ cap

Set 3/4" Iron Rod w/ cap

Set 3/4" Iron Rod w/ cap

BUILDING LINE  
N 28°01'39" E ~ 268.03'

19°35'32" E ~ 46.20'  
N 14°39'59" E ~ 148.27'  
142.99'

50 Ft Bldg Line \*-2  
16' U.E.  
L = 188.50'  
Central Angle = 180°00'00"  
Chord = Due NORTH 120.00'  
Radius = 80.00'

30 Ft Bldg Line & Drainage Easmt \*-1

Found 5/8" LR.

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