

# HOSKINS LAND SURVEYORS, INC.

14450 T.C. JESTER #130, HOUSTON, TEXAS 77014

PHONE 281-440-9236 FAX 281-893-9739

2003-526



NICKABURR CREEK DRIVE

35

N.86°22'40"E. 210.00'

FND. 3/8" I.R.  
1000.00'

OAKCREEK DRIVE 60'R/W

S.16°29'33"E. 100.00'

FND. 3/8" I.R.

N.16°29'33"W. 100.00'

10' X 30' A. E.  
5' U. E.

11



2 STORY  
BR. & FR.  
RES.

S.86°22'40"W. 210.00'

50' B. L.

12

33

NOTE: BEARINGS ARE BASED ON RECORDED PLAT.  
PROPERTY SUBJECT TO:

1. RESTRICTIONS: CAB. B SHEET 62A M.C.M.R. & VOL. 996 PG. 802 M.C.D.R. & M.C.C.F. NOS. 99107414, 2002-043525 & 2002-078976.
2. R.O.W. & ESM'T. GRANTED TO H. L. & P. CO. VOL. 627 PG. 925 M.C.D.R.

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE DESIGNATED 100 YR. FLOOD PLAIN. NO DETERMINATION IS MADE AS TO WHETHER PROPERTY WILL OR WILL NOT ACTUALLY FLOOD.  
FIRM PANEL NO. 480483 0510F  
ZONE: "X" DATE: 12-19-96

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE GF# 03-11001621

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FINDINGS OF AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION ON THIS DAY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THERE WERE NO APPARENT ENCROACHMENTS AT THE TIME OF THE SURVEY, UNLESS SHOWN OR NOTED OTHERWISE. THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY AND IS NON-TRANSFERABLE.

PLAT OF PROPERTY FOR  
STEVEN STEPHENS & LEASA RIDER  
AT 32807 OAKCREEK DRIVE  
LOT(S) 34 BLOCK 6

WESTWOOD ONE

CABINET B SHEET 62 M.C.M.R.  
MAGNOLIA, MONTGOMERY COUNTY, TEXAS

SCALE: 1"=40' DATE: APRIL 21, 2003  
LOT STAKE: APRIL 26, 2003  
FORM: JUNE 06, 2003  
FINAL: AUG. 22, 2003

  
DAVID ALAN HOSKINS-TEXAS RPLS #4789  
COPYRIGHT 2003, HOSKINS LAND SURVEYORS, INC.

