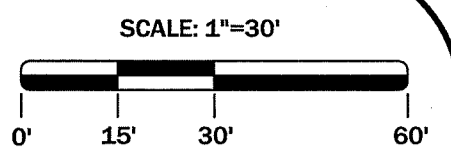


GRATE INLET	LIGHT STANDARD	IRON FENCE	POWER POLE	CONCRETE	CONTROLLING MONUMENT (04-12-22)
SIGN	WATER VALVE	WOOD FENCE	GUY ANCHOR	COVERED	CALL
MANHOLE	CLEAN OUT	POWER LINE	WATER METER	ELECTRIC BOX	CHAIN LINK FENCE
BOLLARD	SANITARY MANHOLE	STORM MANHOLE			FIRE HYDRANT

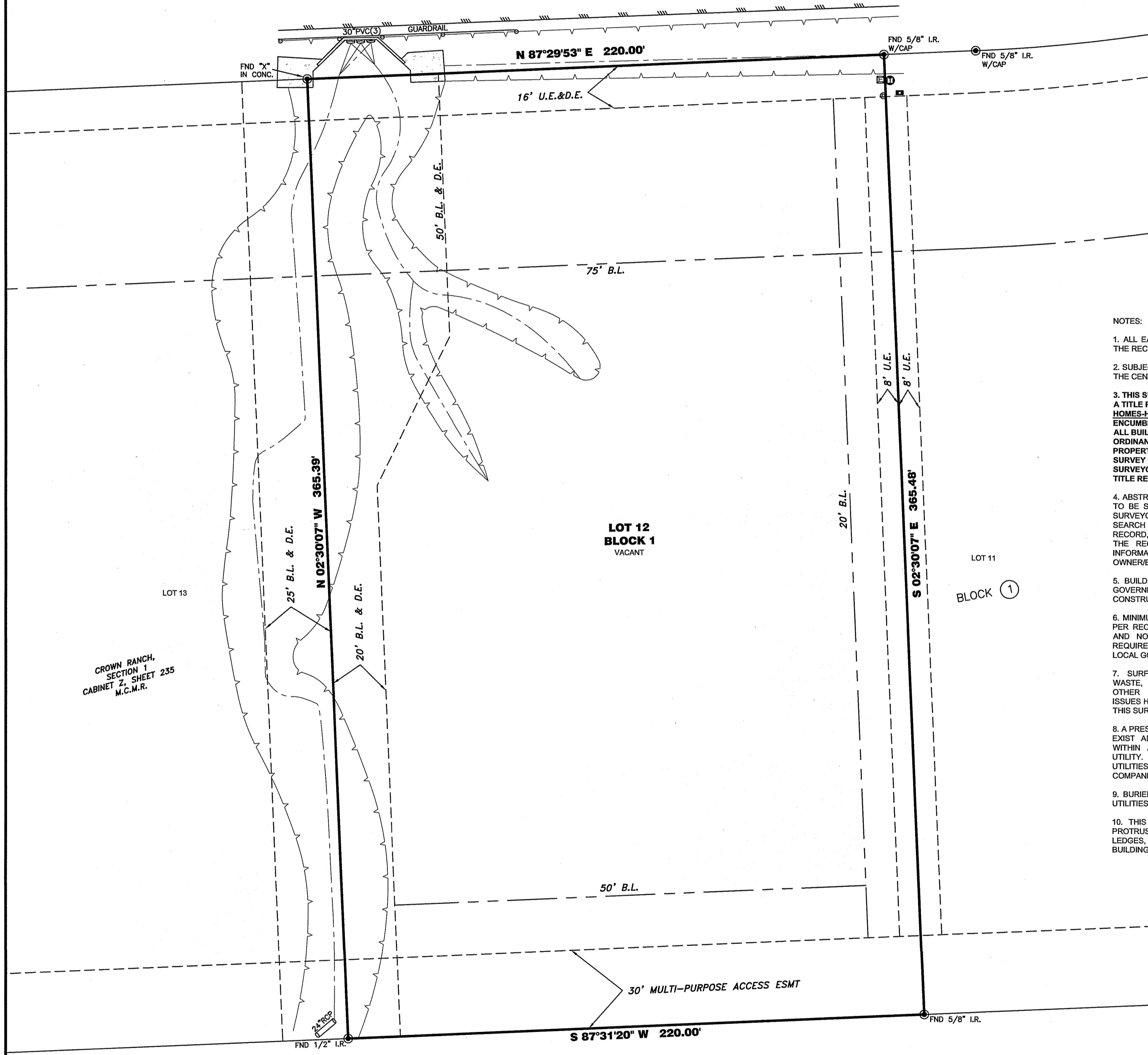
AE = AERIAL EASEMENT	I.R. = IRON ROD	PP = POWER POLE	WLE = WATERLINE EASEMENT
BL = BUILDING LINE	MH = MANHOLE	R.C.P. = REINFORCED CONCRETE PIPE	
FNC = FENCE	OHU = OVERHEAD UTILITIES	SAN MH = SANITARY SEWER MANHOLE	
FND = FOUND	P.V.C. = POLYVINYL CHLORIDE PIPE	STM MH = STORM SEWER MANHOLE	
I.P. = IRON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

COMMON ABBREVIATIONS



MAGNOLIA TIMBER PARTNERS, LP
RESIDUAL OF 1936.077 AC.
C.C.F. NO. 968009 R.P.R.M.C.TX.

6.99 AC.
RESTRICTED RESERVE "F"
(COMMON AREA)



- NOTES:
1. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 2. SUBJECT TO A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
 3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF SITTERLE HOMES-HOUSTON AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PRIOR TO STARTING CONSTRUCTION. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED THAT A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.
 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.

FLOOD INFORMATION

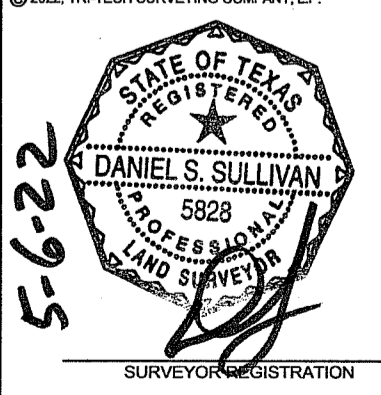
F.I.R.M. NO. 48339C PANEL: 0325G
REVISED DATE 08-18-2014 ZONE: "X"

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.

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a 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 VALID FOR THIS TRANSACTION ONLY.
© 2022, TRI-TECH SURVEYING COMPANY, L.P.



TRI-TECH
SURVEYING COMPANY, L.P.

10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800

www.tritechtx.com TBPLS #10115900

NO.	DATE	REASON	BY
1			

REVISIONS

26041 CROWN RANCH BLVD

MONTGOMERY, MONTGOMERY COUNTY, TEXAS 77316

BOUNDARY SURVEY

PROPERTY INFORMATION

LOT: 12
BLOCK: 1
SUBDIVISION: CROWN RANCH SECTION 1
RECORDING: CABINET 7, SHEET 235
MAP RECORDS MONTGOMERY COUNTY, TEXAS

BORROWER: N/A
TITLE COMPANY: N/A
GF. NO.: N/A
GF. EFFECTIVE DATE: N/A
SURVEYED FOR: SITTERLE HOMES - HOUSTON

DRAWING INFORMATION

JOB NO.: SIT120-22
CALCULATED BY: M. COX
DRAWN BY: S. MILLIS
BEARING BASE: REFERRED TO PLAT NORTH
FIELD CREW: L. THURMOND / G. BARRERA
PEN TABLE: TRI-TECH.CTB
DATE: 04-12-2022
COGO VER. ADESK C3D 2015