

PROPERTY ADDRESS:
Creek Crossing
Magnolia, TX 77355

7.6556 AC.
827 MAGNOLIA LTD LLP

BENSON SONES SURVEY
A-541

2.6601 AC.
MAGNOLIA CHURCH
OF CHRIST

APPROX.
SURVEY LINE

FOUND 5/8"
IRON ROD

N89° 56' 41"E 203.62'

APPROX.
SURVEY LINE

CHRIS SHILLINGS SURVEY
A-515

BLOCK ①

LOT 79

N14° 38' 38"E 329.77'

LOT 78

2.0758 Acres (90,421 Sq. Ft.)

APPROX.
SURVEY LINE

7.6556 AC.
827 MAGNOLIA LTD LLP

3' X 35' G.E.
(recorded plat)

SULPHUR BRANCH
(recorded plat)

FOUND 5/8"
IRON ROD

R=50.00'
L=65.22'

30' D.E.
(recorded plat)

CREEK CROSSING
(60' R.O.W.)

FOUND 5/8"
IRON ROD

S89° 22' 41"W 250.00'

FOUND 5/8"
IRON ROD

EDWARD TAYLOR SURVEY
A-554

LOT 77

CHRIS SHILLINGS SURVEY
A-515

APPROX.
SURVEY LINE

SURVEY FOR: Vanguard Builders, Inc.

BEING: Lot 78, in Block 1, of MAGNOLIA
CROSSING 2nd Replat, a subdivision in Montgomery
County, Texas, according to the map or plat thereof,
recorded in Cabinet C, Sheet 81A, of the Map
Records of Montgomery County, Texas.

NOTES:

1. This survey was done without the benefit of a Title Report and only certifies to those building lines and easements shown on the recorded plat.
2. This Surveyor did not research the deed records for previous conflict in title or easement, therefore, certain easements may have been granted which are not reflected hereon.
3. B.L. = Building Line
4. U.E. = Utility Easement
5. D.E. = Drainage Easement

Scale : 1" = 50'

ROBINSON SURVEYING, INC.

16130 F.M. 943

LIVINGSTON, TEXAS 77351

PHONE (832) 236-8210

robinsonsurveyinginc@gmail.com



I, Thomas G. Robinson, certify that this survey was performed under my supervision on July 14, 2021; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1a, Condition III Survey; and that part of the subject property is in the 100 Year Flood Plain, and is in Zone "AE" on F.I.R.M. Map # 48339C 0480 G dated August 18, 2014. This certifies only to easements and building lines shown on the recorded plat.

Thomas G. Robinson

Thomas G. Robinson, R.P.L.S. #1874