

# 11855 Magnolia Bend Drive

The East One Hundred Five (105) feet of Lot Six (6), Block Four (4), of Magnolia Bend, Section One (1), a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Volume 5, Page 591, of the Map Records of Montgomery County, Texas.

**Texas American**  
TITLE COMPANY

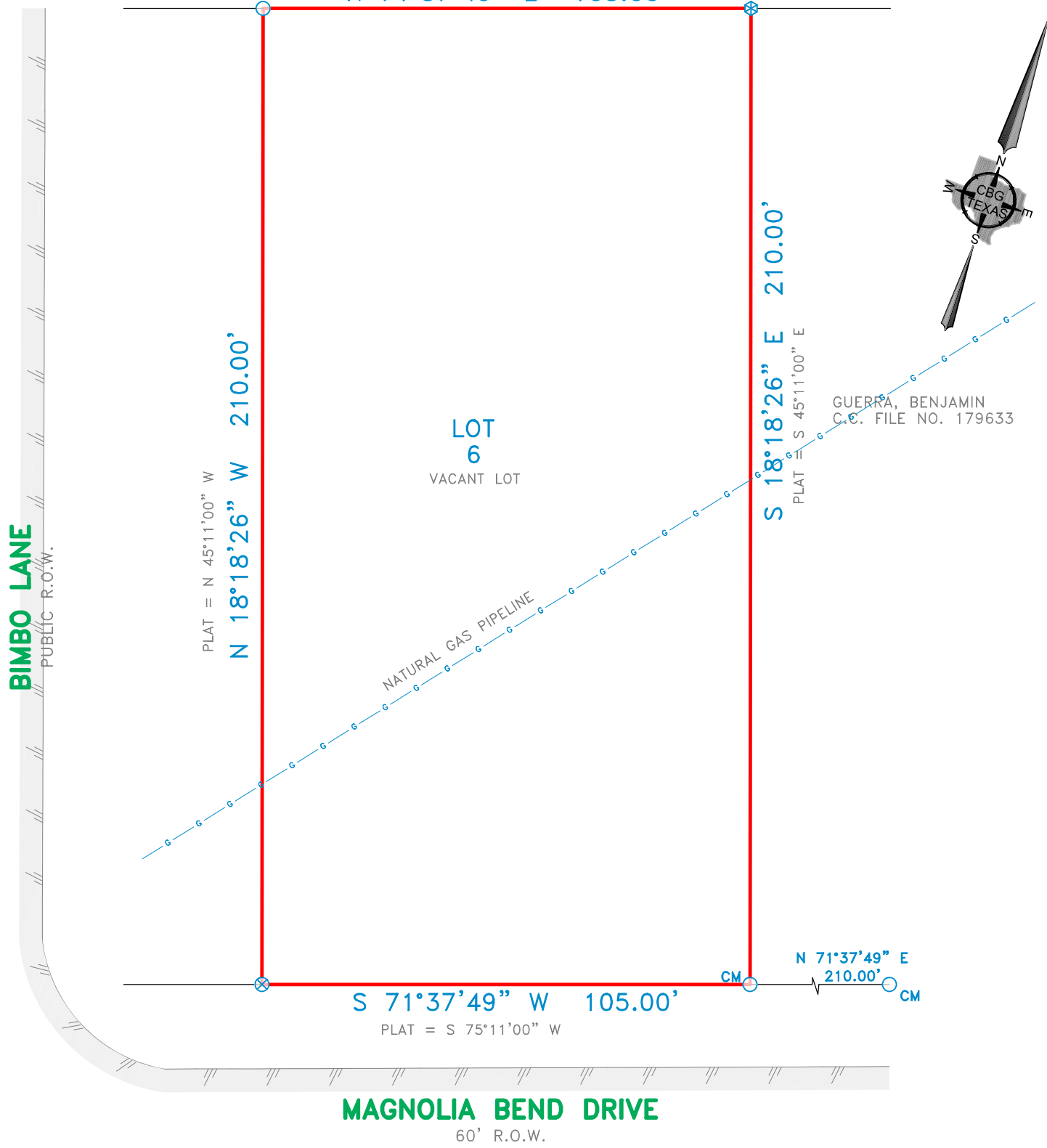


| LEGEND             |                         |                             |                                  |
|--------------------|-------------------------|-----------------------------|----------------------------------|
| ○ 1/2" ROD FOUND   | □ FENCE POST FOR CORNER | TE TRANSFORMER PAD          | —OHP— OVERHEAD ELECTRIC POWER    |
| ⊗ 1/2" ROD SET     | CM CONTROLLING MONUMENT | TELE TELEPHONE PEDESTAL     | —OES— OVERHEAD ELECTRIC SERVICE  |
| ○ 1" PIPE FOUND    | AC AIR CONDITIONER      | ▲ UNDERGROUND ELECTRIC      | —W— WOOD FENCE 0.5' WIDE TYPICAL |
| ⊗ "X" FOUND/SET    | PE POOL EQUIPMENT       | △ OVERHEAD ELECTRIC         | —///— PIPE FENCE                 |
| ⊗ 3/8" ROD FOUND   |                         | — — IRON FENCE              | — — WOOD DECK                    |
| ⊕ POINT FOR CORNER |                         | — — CHAIN LINK              | — — EDGE OF ASPHALT              |
| ■ COLUMN           |                         | SSE SANITARY SEWER EASEMENT | — — EDGE OF GRAVEL               |
|                    |                         | UE UTILITY EASEMENT         | CONCRETE                         |
|                    |                         |                             | COVERED AREA                     |
|                    |                         |                             | BRICK                            |
|                    |                         |                             | STONE                            |

EDWIN O MISKELL  
C.C. FILE NO. 2004-131158

PLAT = N 75°11'00" E

N 71°37'49" E 105.00'



## EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 5, PG. 591, VOL. 606, PG. 228 C.C. FILE NO. 2019026477, 2023035645

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS CENTRAL ZONE

Date: \_\_\_\_\_

Accepted by: \_\_\_\_\_  
Purchaser  
Purchaser

## NOTES:

NOTE: Bearings, easements and building lines are by recorded plat unless otherwise noted.

FLOOD NOTE: According to the F.I.R.M. No. 48339C0535G, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Texas American Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: M.A.N.

Scale: 1" = 30'

Date: 07/29/25

GF No.: 2763525-05909

Job No. 2511944

**CBG**  
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