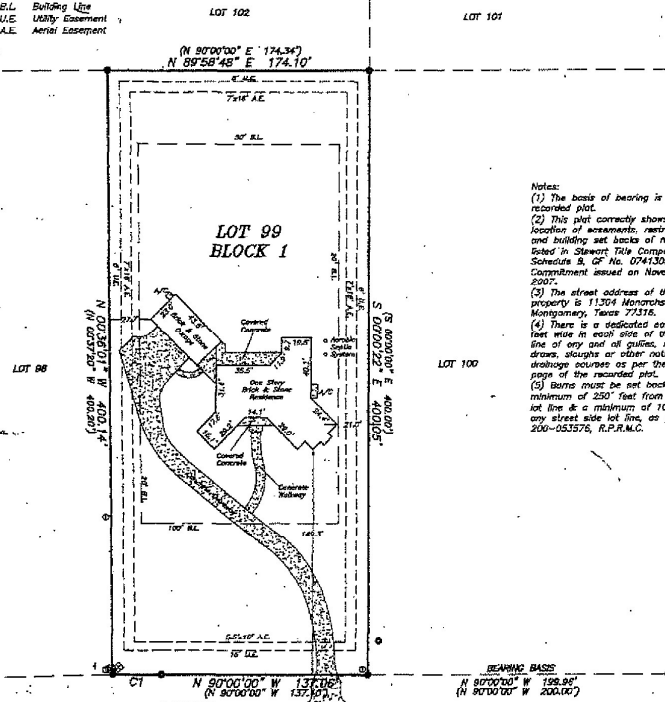


LEGEND

- (---) Record Data
- Found 5/8" Iron Rod
- Set 5/8" Iron Rod
- ⊕ Electric Box
- ⊗ Cable T.V. Box
- ⊙ Water Meter
- ⊕ Telephone Box
- BL Building Line
- U.E. Utility Easement
- A.E. Aerial Easement

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3036.00'	32.89'	(32.96)'	S 89°44'43" W	00°37'19"

Scale: 1" = 50'



- Notes:
- (1) The basis of bearing is the recorded plat.
  - (2) This plat correctly shows the location of easements, restrictions, and building set backs of records as filed in Stewart Title Company's, Schedule 3, of No. 07413026, Commitment issued on November 19, 2007.
  - (3) The street address of the subject property is 11204 Monarchs Way, Montgomery, Texas 77316.
  - (4) There is a dedicated easement 15 feet wide in each side of the center line of any and all public, roads, drives, sloughs or other natural drainage courses as per the dedication page of the recorded plat.
  - (5) Burns must be set back a minimum of 250' feet from any front lot line & a minimum of 100' from any street side lot line, as per CF No. 200-053576, R.P.R.M.C.

**MONARCH'S WAY (60' PRIVATE R.O.W.)**

Being Lot Ninety-Nine (99), Block One (1), of CROWN OAK, Section Three (3), a subdivision of 365.803 acres of land situated in the William P. Cartwright Survey, Abstract No. 134, Matheson Cartwright Survey, Abstract No. 135 and the Janet Eberly Survey, Abstract No. 194 of Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet S, Sheet 30 through 35, of the Map Records of Montgomery County, Texas.



TO F. LYNN SHINCLAIR, CORNERSTONE MORTGAGE COMPANY KATHY SILVUS AND STEWART TITLE COMPANY, EXCLUSIVELY, I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1-3, CONDITION II SURVEY. ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(IES), AND/OR CORPORATION(S) EXPLICITLY LISTED AND IS VALID FOR THIS TRANSACTION ONLY AND NOT FOR THE PURPOSE OF ANY SUBSEQUENT TRANSACTION(S). THIS SURVEY IS ALSO VALID WITH THE ORIGINAL SIGNATURE AND THE OPTICAL EMBOSSED SEAL IMPRESSION OF THE LICENSED SURVEYOR. ANYONE WHO COPIES, DISTRIBUTES, OR CREATES DERIVATIVE WORKS WITHOUT CONSENT OF THE COPYRIGHT OWNER IS AN "INFRINGER" OF THE COPYRIGHT.

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PHONE: (936)788-2244

REVISION DATE: June 19, 2007 - To Show Form Survey.  
REVISION DATE: November 26, 2007 - To Show Final Survey.  
Date: May 14, 2007 Job # 07-0131

*L. Lynn Sinclair*

*L. Lynn H. Sinclair*  
*REC 1/25/16*

52