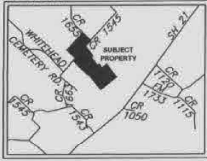
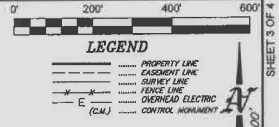


VICINITY MAP:
NOT TO SCALE



PARTITION PLAT SHOWING
THE RANCHES AT CANOPY RIDGE
BEING TWENTY-NINE (29) TRACTS TOTALING 295.11 ACRES IN THE
GEORGE SMITH SURVEY, ABSTRACT No. 1017 & JACOB MASTERS JR. SURVEY, ABSTRACT No. 55,
HOUSTON COUNTY, TEXAS.



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SURVEY LINE
- - - - - EASE LINE
- - - - - OVERHEAD ELECTRIC (E.C.M.)
- - - - - CONTROL MONUMENT

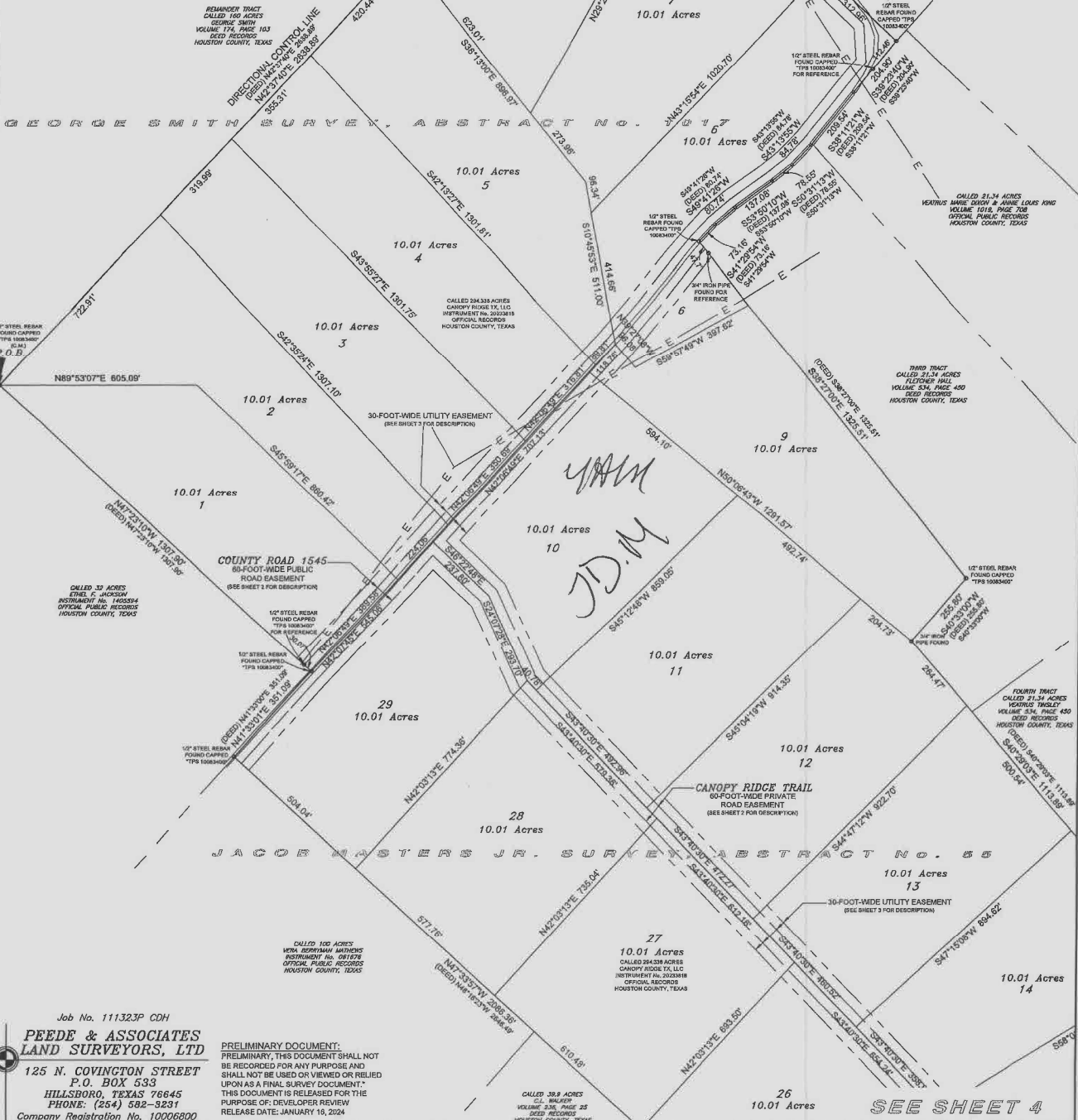
NOTES:

- 1) ALL TRACT CORNERS ARE MARKED WITH 1/2" STEEL REBARS SET WITH YELLOW PLASTIC CAP STAMPED "PEEDE ASSOC". CORNERS LOCATED ALONG THE PROPOSED ROADS WITHIN THIS SUBDIVISION ARE SET AT 30 FOOT OFFSETS INSIDE THE PROPERTY LINE AND ALONG THE PROPOSED ROAD EASEMENT LINE.
- 2) ALL PROPOSED INTERIOR ROADS SHOWN ON THIS PLAT ARE PRIVATE AND HAVE A WIDTH OF 60 FEET WITH A 50 FOOT RADIUS CURVE SAC AT THEIR TERMINUS.
- 3) ALL PROPOSED INTERIOR UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE A WIDTH OF 30 FEET AND ARE LOCATED ADJACENT TO AND 30 FEET OUTSIDE OF THE ABOVE DESCRIBED ROAD EASEMENTS.

FLOOD STATEMENT:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR HOUSTON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL No. 450872-0250-D, EFFECTIVE DATE APRIL 4, 2011, THIS PROPERTY, BY SCALE, DOES NOT APPEAR TO BE LOCATED IN ANY SPECIAL FLOOD HAZARD ARE. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

REMINDER TRACT
CALLED 150 ACRES
GEORGE SMITH
VOLUME 174, PAGE 103
DEED RECORDS
HOUSTON COUNTY, TEXAS



Job No. 111323P CDH
**PEEDE & ASSOCIATES
LAND SURVEYORS, LTD**
125 N. COVINGTON STREET
P.O. BOX 533
HILLSBORO, TEXAS 76645
PHONE: (254) 582-3231
Company Registration No. 10006800

PRELIMINARY DOCUMENT.
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF DEVELOPER REVIEW. RELEASE DATE: JANUARY 19, 2024

SEE SHEET 4