GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NORTH

LEGEND:
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
CIR – CAPPED IRON ROD
"STS" – STAMPED SOUTH TEXAS SURVEYING
MCCF – MAGNOLIA COUNTY CLERKS FILE
MCDR – MAGNOLIA COUNTY DEED RECORDS
MCMR – MAGNOLIA COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
UE – UTILITY EASEMENT
–x– BARBED WIRE FENCE
–o– CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
–E– SHEET METAL FENCE
–D– WOOD FENCE
–/– WROUGHT IRON FENCE
GUY WIRE
– CATCH BASIN
– CABLE BOX
– ELECTRIC BOX
– ELECTRIC MH
– FIRE HYDRANT
– FIBER OPTIC MARKER
– FLAG POLE
– GAS METER
– GAS VALVE
– CURB INLET
– LIGHT POLE
– MANHOLE
– MONITORING WELL
– PIPELINE MARKER
– POWER POLE
– SERVICE POLE
– SANITARY MANHOLE
– STORM MANHOLE
– TELEPHONE PEDESTAL
– TRANSFORMER
– TRAFFIC SIGNAL BOX
– TRAFFIC SIGNAL POLE
– UNDERGROUND CABLE MARKER
– WATER WELL
– WATER METER
– WATER VALVE
– BENCHMARK

SITE PHOTOGRAPH



LINE TABLE		
NO.	BEARING	LENGTH
L1	N 41°02'11" E	35.56'

NOTES:
1. BEARING BASIS IS UPON A G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF S 48°13'46" E, ALONG THE NORTH R.O.W. LINE OF THE SUBJECT TRACT.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS RECORDED DOC. NO. 2023042384.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2026. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48339C 0490G, DATE 06-18-2014 BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

OWNER: CHERYL HOLDERRIETH
CALLED 7.83 ACRES
M.C.C.F. NO. 2014073597

UNABLE TO LOCATE AT TIME OF SURVEY

OWNER: THE BRENHAM NATIONAL BANK
CALLED 3.6424 ACRES
M.C.C.F. NO. 2023007819

N 41°46'58" E 397.34'

ONE STORY METAL BLDG ON SLAB

ONE STORY M.S. ON BLOCK

SEPTIC SYSTEM

GRAVEL

OWNER: MAX H. STEMPELMANN, AND MAX C. STEMPELMANN
CALLED 37.385 ACRES
M.C.C.F. NO. 132800

S 48°13'46" E 492.48'

WELL TANK

4.0294 ACRES
(175,522 SQ.FT.)

4" WOOD POST ON CORNER

N 58°12'48" W 162.91'

OWNER: MARLON OMAR SANTOS VALIE
CALLED 1.228 ACRES
M.C.C.F. NO. 2022130275

FND 1/2" IR

L1

FND 5/8" IR

RIGHT OF INGRESS AND EGRESS 0.1516 ACRE TRACT (per M.C.D.R. #2023042384)

N 58°12'48" W 274.32'

OWNER: RON BYRD, A MARRIED MAN
CALLED 0.96 ACRE
M.C.C.F. NO. 2004079082

ONE STORY M.S. ON BLOCK

WELL PUMP

S 51°32'29" W 362.34'

OWNER: MAX H. STEMPELMANN, AND MAX C. STEMPELMANN
CALLED 37.385 ACRES
M.C.C.F. NO. 132800

8" WOOD POST ON CORNER

P.O.B.
FND 1" IP

CALLED COLEMAN ROAD
(30' EASEMENT VOL. 888, PG. 4787 M.C.D.R.)

LEGAL DESCRIPTION

BEING A 4.0294 (175,522 SQ. FT.) ACRES OF LAND SITUATED IN THE BUCKMAN CANFIELD SURVEY, ABSTRACT NO. 120. MONTGOMERY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 4.160 ACRE TRACT RECORDED UNDER MONTGOMERY COUNTY CLERKS FILE NO. 2023042384 MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARINGS BASED ON GPS OBSERVATION, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL, GEOID 18, NAD 83);

BEGINNING, AT A FOUND 1 INCH IRON PIPE, BEING THE MOST EASTERN CORNER OF A CALLED 0.96 ACRE TRACT, RECORDED UNDER MONTGOMERY COUNTY CLERKS FILE NO. 2004-079082, OFFICIAL REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, BEING THE SOUTHERLY WEST LINE OF A CALLED 37.385 ACRE TRACT RECORDED UNDER VOLUME 484, PAGE 87, MONTGOMERY COUNTY DEED RECORDS, SAME BEING THE MOST SOUTHERN CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 58 DEGREES 12 MINUTES 48 SECONDS WEST, ALONG THE NORTH EAST LINE OF SAID 0.96 ACRE TRACT, PASSING A FOUND 5/8 INCH IRON ROD, BEING THE MOST NORTHER CORNER OF SAID 0.96 ACRE TRACT,SAME BEING THE SOUTHEAST RIGHT-OF-WAY LINE OF COLEMAN ROAD, AND CONTINUING FOR A DISTANCE OF 274.32 FEET, TO A FOUND 1/2 INCH IRON ROD, BEING THE NORTHWEST RIGHT-OF-WAY LINE OF COLEMAN ROAD, SAME BEING IN THE SOUTHERLY EAST LINE OF A CALLED 1.228 ACRE TRACT, RECORDED UNDER MONTGOMERY COUNTY CLERKS FILE NO. 2022130275, OFFICIAL REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS;

THENCE, NORTH 41 DEGREES 02 MINUTES 11 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID 1.228 ACRE TRACT, FOR A DISTANCE OF 35.56 FEET, TO A FOUND 1/2 INCH IRON ROD, BEING THE MOST EASTERLY CORNER OF SAID 1.228 ACRE TRACT, SAME BEING AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 58 DEGREES 12 MINUTES 48 SECONDS WEST, ALONG THE NORTHEASTERN LINE OF SAID 1.228 ACRE TRACT, FOR A DISTANCE OF 162.91 FEET, TO A FOUND 4 INCH WOOD POST FOR CORNER, BEING IN THE SOUTH EASTERN LINE OF A CALLED 3.6424 ACRE TRACT, RECORDED UNDER MONTGOMERY COUNTY CLERKS FILE NO. 2023007819, OFFICIAL REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, SAME BEING THE MOST WESTERN CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 41 DEGREES 46 MINUTES 58 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID 3.6424 ACRE TRACT, FOR A DISTANCE OF 397.34 FEET, TO A POINT FOR CORNER, BEING THE MOST EASTERN CORNER OF SAID 3.6424 ACRE TRACT, BEING IN THE SOUTHWEST LINE OF A CALLED 7.83 ACRE TRACT, RECORDED UNDER MONTGOMERY COUNTY CLERKS FILE NO. 2014073597 OFFICIAL REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, SAME BEING THE NORTH CORNER OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 48 DEGREES 13 MINUTES 46 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID 7.83 ACRE TRACT, PASSING THE SOUTHERN CORNER OF SAID 7.83 ACRE TRACT, SAME BEING A WESTERLY LINE OF SAID 37.385 ACRE TRACT, FOR A DISTANCE OF 492.48 FEET, TO A FOUND 8 INCH WOOD POST FOR CORNER, BEING AN INTERIOR CORNER OF SAID 37.385 ACRE TRACT, SAME BEING THE MOST EASTERN CORNER OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 51 DEGREES 32 MINUTES 29 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID 37.385 ACRE TRACT, FOR A DISTANCE OF 362.34 FEET, TO THE POINT OF BEGINNING AND CONTAINING 4.0294 (175,522 SQ. FT.) ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF N/A of N/A

STATE OF TEXAS · REGISTERED · FRED F. LAWTON · 5530 · PROFESSIONAL LAND SURVEYOR

Fred F. Lawton, Registered Professional Land Surveyor No. 5530

SURVEY OF

A 4.0294 (175,522 SQ. FT.) ACRES OF LAND SITUATED IN THE BUCKMAN CANFIELD SURVEY, ABSTRACT NO. 120. MONTGOMERY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 4.160 ACRE TRACT RECORDED UNDER MONTGOMERY COUNTY CLERKS FILE NO. 2023042384 MONTGOMERY COUNTY, TEXAS.

ADDRESS: 36516 COLEMAN ROAD
MAGNOLIA, TEXAS 77355

SITE:

JOB NO: 0154-26
DATE: 1-30-26
SCALE: 1" = 30'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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JOB NO: 0154-26