

OWNER: AFFILIATED CROWN DEVELOPMENTS, LTD  
6004 HIGHWAY 59 SOUTH  
LUFKIN, TX 75901

FILE # 2007-041780

MAYER  
SURVEYING, L.L.C.  
2306 WEST DAVIS - SUITE 100  
CAB. Z

SHEET 756

SHEET 2 OF 5

THE REASON FOR THIS AMENDING PLAT IS TO ADD THE PRIVATE DESIGNATION  
TO ALL STREETS IN CROWN RANCH SECTION ONE AS RECORDED IN  
CABINET 2, SHEET 235 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

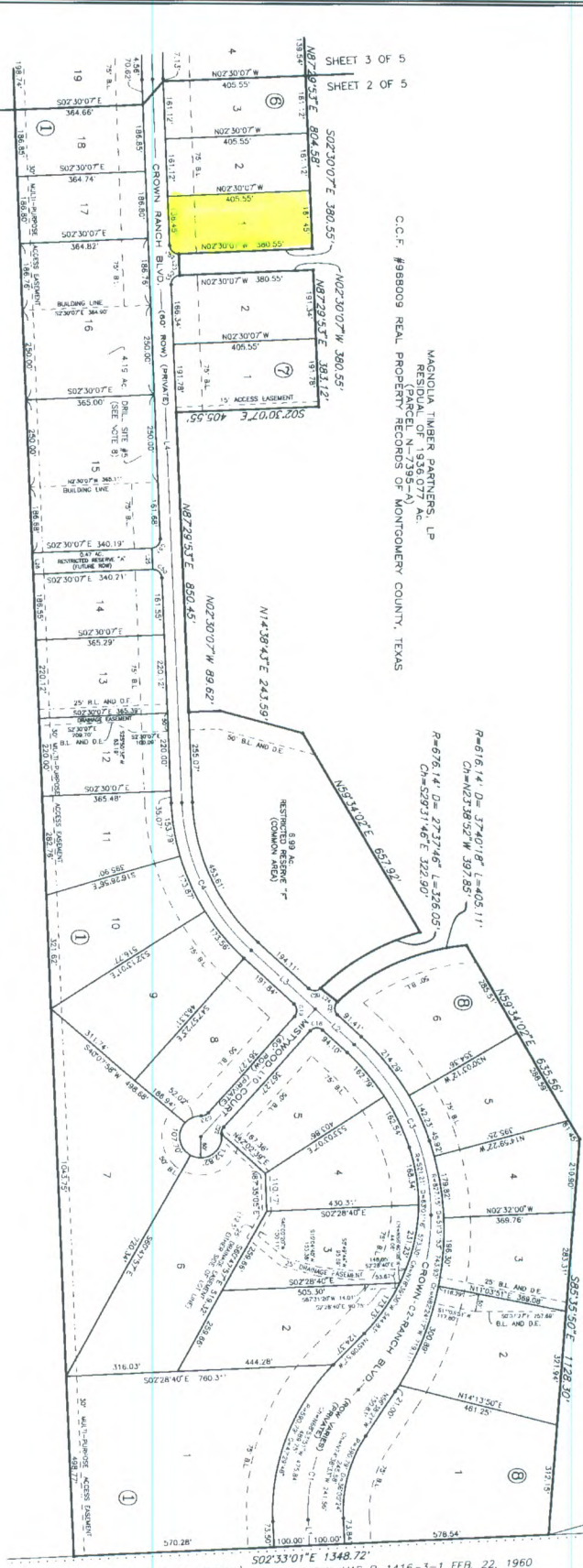
—LOT/RIGHT-OF-WAY DATA—

LOT	RIGHT-OF-WAY	REMARKS
1	360.55'	
2	360.55'	
3	360.55'	
4	360.55'	
5	360.55'	
6	360.55'	
7	360.55'	
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16	360.55'	
17	360.55'	
18	360.55'	
19	360.55'	

—CENTERLINE DATA—

LINE	STATION	BEARING	DISTANCE	REMARKS
1	0+00	N 87° 30' 07" W	380.55'	
2	380.55	S 02° 30' 07" E	380.55'	
3	761.10	N 87° 30' 07" W	380.55'	
4	1141.65	S 02° 30' 07" E	380.55'	
5	1522.20	N 87° 30' 07" W	380.55'	
6	1902.75	S 02° 30' 07" E	380.55'	
7	2283.30	N 87° 30' 07" W	380.55'	
8	2663.85	S 02° 30' 07" E	380.55'	
9	3044.40	N 87° 30' 07" W	380.55'	
10	3424.95	S 02° 30' 07" E	380.55'	
11	3805.50	N 87° 30' 07" W	380.55'	
12	4186.05	S 02° 30' 07" E	380.55'	
13	4566.60	N 87° 30' 07" W	380.55'	
14	4947.15	S 02° 30' 07" E	380.55'	
15	5327.70	N 87° 30' 07" W	380.55'	
16	5708.25	S 02° 30' 07" E	380.55'	
17	6088.80	N 87° 30' 07" W	380.55'	
18	6469.35	S 02° 30' 07" E	380.55'	
19	6849.90	N 87° 30' 07" W	380.55'	
20	7230.45	S 02° 30' 07" E	380.55'	
21	7611.00	N 87° 30' 07" W	380.55'	
22	7991.55	S 02° 30' 07" E	380.55'	
23	8372.10	N 87° 30' 07" W	380.55'	
24	8752.65	S 02° 30' 07" E	380.55'	
25	9133.20	N 87° 30' 07" W	380.55'	
26	9513.75	S 02° 30' 07" E	380.55'	
27	9894.30	N 87° 30' 07" W	380.55'	
28	10274.85	S 02° 30' 07" E	380.55'	
29	10655.40	N 87° 30' 07" W	380.55'	
30	11035.95	S 02° 30' 07" E	380.55'	
31	11416.50	N 87° 30' 07" W	380.55'	
32	11797.05	S 02° 30' 07" E	380.55'	
33	12177.60	N 87° 30' 07" W	380.55'	
34	12558.15	S 02° 30' 07" E	380.55'	
35	12938.70	N 87° 30' 07" W	380.55'	
36	13319.25	S 02° 30' 07" E	380.55'	
37	13699.80	N 87° 30' 07" W	380.55'	
38	14080.35	S 02° 30' 07" E	380.55'	
39	14460.90	N 87° 30' 07" W	380.55'	
40	14841.45	S 02° 30' 07" E	380.55'	
41	15222.00	N 87° 30' 07" W	380.55'	
42	15602.55	S 02° 30' 07" E	380.55'	
43	15983.10	N 87° 30' 07" W	380.55'	
44	16363.65	S 02° 30' 07" E	380.55'	
45	16744.20	N 87° 30' 07" W	380.55'	
46	17124.75	S 02° 30' 07" E	380.55'	
47	17505.30	N 87° 30' 07" W	380.55'	
48	17885.85	S 02° 30' 07" E	380.55'	
49	18266.40	N 87° 30' 07" W	380.55'	
50	18646.95	S 02° 30' 07" E	380.55'	
51	19027.50	N 87° 30' 07" W	380.55'	
52	19408.05	S 02° 30' 07" E	380.55'	
53	19788.60	N 87° 30' 07" W	380.55'	
54	20169.15	S 02° 30' 07" E	380.55'	
55	20549.70	N 87° 30' 07" W	380.55'	
56	20930.25	S 02° 30' 07" E	380.55'	
57	21310.80	N 87° 30' 07" W	380.55'	
58	21691.35	S 02° 30' 07" E	380.55'	
59	22071.90	N 87° 30' 07" W	380.55'	
60	22452.45	S 02° 30' 07" E	380.55'	
61	22833.00	N 87° 30' 07" W	380.55'	
62	23213.55	S 02° 30' 07" E	380.55'	
63	23594.10	N 87° 30' 07" W	380.55'	
64	23974.65	S 02° 30' 07" E	380.55'	
65	24355.20	N 87° 30' 07" W	380.55'	
66	24735.75	S 02° 30' 07" E	380.55'	
67	25116.30	N 87° 30' 07" W	380.55'	
68	25496.85	S 02° 30' 07" E	380.55'	
69	25877.40	N 87° 30' 07" W	380.55'	
70	26257.95	S 02° 30' 07" E	380.55'	
71	26638.50	N 87° 30' 07" W	380.55'	
72	27019.05	S 02° 30' 07" E	380.55'	
73	27399.60	N 87° 30' 07" W	380.55'	
74	27780.15	S 02° 30' 07" E	380.55'	
75	28160.70	N 87° 30' 07" W	380.55'	
76	28541.25	S 02° 30' 07" E	380.55'	
77	28921.80	N 87° 30' 07" W	380.55'	
78	29302.35	S 02° 30' 07" E	380.55'	
79	29682.90	N 87° 30' 07" W	380.55'	
80	30063.45	S 02° 30' 07" E	380.55'	
81	30444.00	N 87° 30' 07" W	380.55'	
82	30824.55	S 02° 30' 07" E	380.55'	
83	31205.10	N 87° 30' 07" W	380.55'	
84	31585.65	S 02° 30' 07" E	380.55'	
85	31966.20	N 87° 30' 07" W	380.55'	
86	32346.75	S 02° 30' 07" E	380.55'	
87	32727.30	N 87° 30' 07" W	380.55'	
88	33107.85	S 02° 30' 07" E	380.55'	
89	33488.40	N 87° 30' 07" W	380.55'	
90	33868.95	S 02° 30' 07" E	380.55'	
91	34249.50	N 87° 30' 07" W	380.55'	
92	34630.05	S 02° 30' 07" E	380.55'	
93	35010.60	N 87° 30' 07" W	380.55'	
94	35391.15	S 02° 30' 07" E	380.55'	
95	35771.70	N 87° 30' 07" W	380.55'	
96	36152.25	S 02° 30' 07" E	380.55'	
97	36532.80	N 87° 30' 07" W	380.55'	
98	36913.35	S 02° 30' 07" E	380.55'	
99	37293.90	N 87° 30' 07" W	380.55'	
100	37674.45	S 02° 30' 07" E	380.55'	

NOTES:  
1. B.L. - DENOTES BUILDING LINE.  
2. D.L. - DENOTES DRAINAGE EASEMENT.  
3. U.L. - DENOTES UTILITY EASEMENT.  
4. WHERE A HATCHED AREA IS SHOWN, IT IS A UTILITY EASEMENT.  
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MAGNOLIA TIMBER PARTNERS, LP  
RESIDUAL OF 1936.077 AC.  
PARCEL N-7395-A)  
C.C.F. #968009 REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS

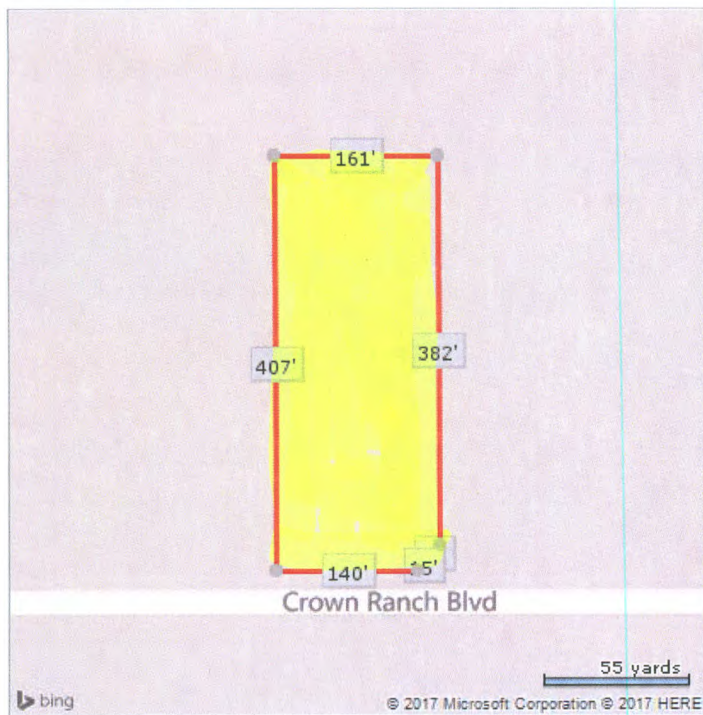
FROM THE NE CORNER OF LOT 1 BLOCK 8  
THE JOSEPH G. FERGUSON SURVEY, A-221  
SCALES NORTH APPROX. 2576'

JOSEPH G. FERGUSON SURVEY, A-221  
JOSEPH M. ROBINSON SURVEY, A-450

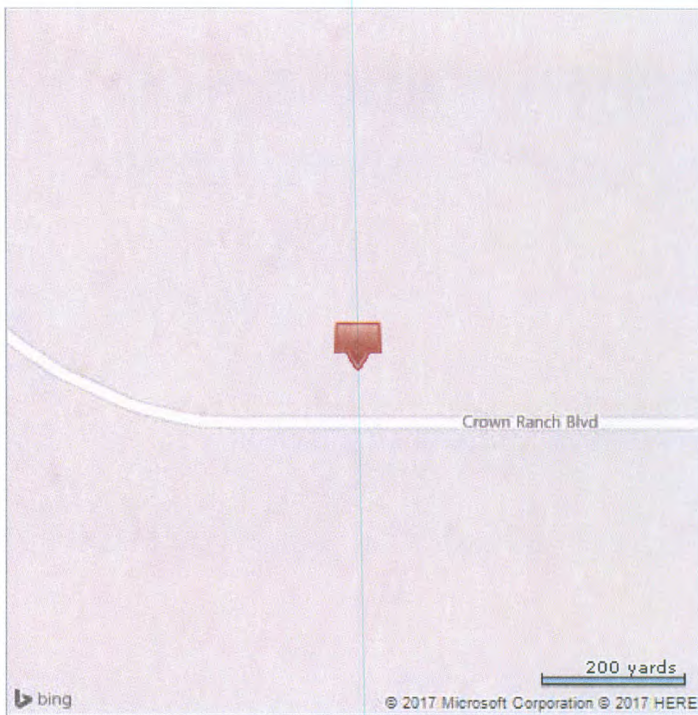
F.M. 1486 (110' ROW) Tx DOT R.O.W. MAP R-1416-3-1 FEB. 22, 1960

MAGNOLIA TIMBER PARTNER  
640.75 AC.  
C.C.F. #9726626 REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS

SCALE: 1"=200'  
DATE: JANUARY, 2007  
CROWN RANCH  
SECTION ONE  
AMENDING PLAT NO. 1



\*Lot Dimensions are Estimated



**Courtesy of Bill Gardner, Gardner Realty, Houston Association of REALTORS**

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

**Property Detail**

Generated on 12/27/2017

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