



VICINITY MAP
SCALE: 1" = 1/2 MI.

LINE #	DIRECTION	LENGTH
L1	S 71°07'40" W	36.44'
L2	S 89°58'09" W	156.13'
L3	S 70°26'09" W	40.14'
L4	N 70°46'32" E	40.00'

TAG #	DESCRIPTION
1390	20" OAK
1391	25" OAK
1392	16" OAK
1393	22" OAK
1394	15" PINE
1395	8" OAK
1396	8" OAK
1397	8" OAK

LEGEND

SYMBOL	DESCRIPTION
158.00	ELEVATION
RM	RM
FL	FL
INLET	INLET
MANHOLE	MANHOLE
POWER POLE	POWER POLE
DOWN GUY	DOWN GUY
WATER VALVE	WATER VALVE
WATER METER	WATER METER
STREET SIGN	STREET SIGN
TELEPHONE ENCLOSURE	TELEPHONE ENCLOSURE
TOP OF BANK	TOP OF BANK
CENTERLINE OF DITCH	CENTERLINE OF DITCH
CHAIN LINK FENCE	CHAIN LINK FENCE
WOOD FENCE	WOOD FENCE
OVERHEAD ELECTRIC LINE	OVERHEAD ELECTRIC LINE
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
CONCRETE	CONCRETE
GRAVEL	GRAVEL
ASPHALT	ASPHALT

ABBREVIATIONS

D.E.	= DRAINAGE EASEMENT
M.C.C.F.	= MONTGOMERY COUNTY CLERKS FILE
M.C.C.R.	= MONTGOMERY COUNTY DEED RECORDS
M.C.C.P.	= MONTGOMERY COUNTY PLAT RECORDS
N.P.	= NUMBER
R.P.	= RANGE
S.P.	= SECTION
R.O.W.	= RIGHT-OF-WAY
SAN. SW.	= SANITARY SEWER
RM	= ROAD
GAS-PS	= GAS LINE PAINT STRIPE
FL	= FLOW LINE
FOUND	= FOUND
I.R.	= IRON ROD
L.P.	= IRON PIPE
T.B.M.	= TEMPORARY BENCHMARK
FL	= FLOW LINE
UTLCS	= UNABLE TO LOCATE CONNECTING STRUCTURE

NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY, THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD AFFECTING THE SURVEYED PROPERTY NOT SHOWN HEREON.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
3. ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.
4. ANY UTILITY LINES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVED EVIDENCE. THE SURVEYOR CAN NOT ATTEST TO THE EXACT LOCATION OF UNDERGROUND LINES SHOWN HEREON. THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOULD BE INDEPENDENTLY VERIFIED PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION.

TOPOGRAPHIC SURVEY OF 4.295 ACRES

BEING
ALL OF A CALLED 4.295 ACRE TRACT
OF LAND RECORDED IN THE NAME OF
CYK INVESTMENT LLC, IN
M.C.C.F. No. 202305067

IN THE
LEWIS Y. FALSON SURVEY
ABSTRACT NO. 212
AND
LEMEUL SMITH SURVEY
ABSTRACT NO. 526
MONTGOMERY COUNTY, TEXAS

BENCHMARK ELEV. 166.90'

NIS MONUMENT NO. 811464 BEING A DISC STAMPED 7.1149 1989 LOCATED 1.4 MILES SOUTH FROM CORNER ABOUT 1.4 MILES SOUTH ALONG THE MISSOURI-PACIFIC RAILROAD FROM THE STATION AT CORNER, ABOUT 4 1/2 FEET SOUTH OF MEAS POST 113, 130 FEET SOUTH OF A ROAD CROSSING 33.7 FEET EAST OF THE EAST RAIL, 26 FEET WEST OF THE CENTERLINE OF A GRAVE, ROAD PARALLEL TO THE TRACKS ON THE EAST SIDE, 5.2 FEET NORTH OF A POWER POLE, 1.1 FEET SOUTH OF A METAL WITNESS POST, AND ABOUT 1 FOOT BELOW THE LEVEL OF THE RAIL, SET IN THE TOP OF A CONCRETE POST (NAVD 83, 2021 ADJUSTMENT.)

TEMPORARY BENCHMARK (T.B.M.) ELEV. 201.58'

BEING A BOX-OUT ON AN 18" INLET LOCATED ALONG THE NORTH RIGHT-OF-WAY LINE OF ADKINS STREET APPROXIMATELY 150 FEET EAST FROM THE INTERSECTION OF ADKINS STREET AND NORTH 8TH STREET, AND 145 FEET WEST FROM THE INTERSECTION OF ADKINS STREET AND NORTH 9TH STREET, AS SHOWN IN SURVEY.

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF CONROE, MONTGOMERY COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY NO. 4044, DATED AUGUST 18, 2014, INDICATES THAT THIS TRACT IS WITHIN ZONE "A" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 48320802D. THIS DETERMINATION HAS BEEN MADE BY SEALING THE PROPERTY ON THE ABOVE REPRODUCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS, GREATER FLOOD CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

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.

CHRIS RHODES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.: 6532



DATE: 07/13/23
SCALE: 1" = 40'
BOOK NO.:
DRAWN BY: N.P.
CHECKED BY: G.O.R.
PROJECT NO.: CS 23126
DRAWING NO.: 1 OF 1



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