

U.S. HIGHWAY 59  
R.O.W. VARRIES

COMMUNITY DRIVE  
(60' R.O.W.)

### LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- SET 5/8" I.R. W/CAP
- BOLLER
- ✱ LIGHT POLE
- ⊗ CABLE PEDESTAL
- ⊕ ELECTRIC BOX
- ⊖ FIRE HYDREN
- GRATE INLET
- ⊙ POWER POLE
- ⌚ SIGN
- ⊗ TELE PEDASTAL
- ⊕ WAWTER METER



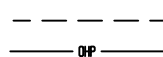
COVERED AREA



CONCRETE



ASPHALT



EASEMENT



OVERHEAD POWER

LINE	BEARING	DISTANCE
L1	N 12°02'16" E	29.87'
L2	N 77°57'44" W	60.00'
L3	N 32°57'44" W	56.50'

NOTES:  
RIGHT OF WAY DEED TO MONTGOMERY COUNTY RECORDED UNDER M.C.C.F. NUMBER 8355126 DOES NOT AFFECT SUBJECT PROPERTY  
RIGHT OF WAY DEED TO MONTGOMERY COUNTY RECORDED UNDER VOLUME 786, PAGE 58, D.R.M.C. DOES NOT AFFECT SUBJECT PROPERTY  
RIGHT OF WAY DEED FOR LIMITED ACCESS HIGHWAY FACILITY TO THE STATE OF TEXAS FILED 2/2/1962, AS RECORDED IN VOLUME 516, PG 345 D.R.M.C. REFERS TO US HIGHWAY 59 AS SHOWN. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A WRITTEN METES AND BOUNDS DESCRIPTION SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY FOR ANY UNDISCLOSED EASEMENTS  
ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES  
BEARINGS BASED ON RECORDED PLAT/DEED OF CALLED 2.537 ACRES (M.C.C.F. 9151057)  
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FIRMS THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS



<b>DESCRIPTION:</b> BEING A 2.537 ACRE PARCEL			This lot <b>DOES NOT</b> appear to lie in the 100 year flood plain and appears to be in ZONE(s) "X", as located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 48339C0600G dated 08/18/2014	
<b>RECORDATION:</b> M.C.C.F. 9151057	<b>COUNTY:</b> MONTGOMERY	<b>ST:</b> TX		<b>ABSTRACT:</b> W. SMITH A - 540
<b>RECORD OWNER:</b> PRIME BANK		<b>TITLE COMPANY:</b> FIRST NATIONAL TITLE		
<b>PURCHASER:</b> G CANEY, LLC.				<b>JOB #:</b> 1908180
<b>ADDRESS:</b> 22475 COMMUNITY DR NEW CANEY, TX. 77357				
<b>FIELD WORK:</b> TG				
<b>DRAFTED BY:</b> R.C. (08/26/2019)				
<b>CHECKED BY:</b> DK, SR				
<b>G.F. NUMBER:</b> 19-415969-MO				

I, David E. King, Sr., Texas Registered Professional Surveyor Number 4503, hereby certify to the First National Title, and G Caney, LLC, referenced herein ONLY, that this plat was made from an actual survey on the ground by me or under my direction; this survey substantially complies to the current Texas Society of Professional Surveyors Standards and Specifications for a category 1A condition 2 survey. Not valid without both electronic seal and signature.

**DAVID E. KING** 08/28/19 DATE

**KLSS**  
KING'S LAND SURVEYING SOLUTIONS, LLC  
Professional Land Surveyors  
315 GENTRY STREET #C5 SPRING, TX 77373 (281)350-8003