GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

LEGEND:
AC. – ACRES
A/C – AIR CONDITION
A.E. – AERIAL EASEMENT
B.L. – BUILDING LINE
BLDG. – BUILDING
BO. – BOLLARD
CB – CATCH BASIN
CONC. – CONCRETE
COV'D. – COVERED
CP – CRIMPED PIPE
C.M.P. – CORRUGATED AREA
ELEC. – ELECTRIC
ESMT. – EASEMENT
FC – FILM CODE
FH – FIRE HYDRANT
FND. – FOUND
GM – GAS METER
PCCF – POLK COUNTY CLERKS FILE
PCDR – POLK COUNTY DEED RECORDS
PCMR – POLK COUNTY MAP RECORDS
HCP – HANDICAPPED PARKING SPACE
HL&P – HOUSTON LIGHTING & POWER
I.P. – IRON PIPE
I.R. – IRON ROD
LP – LIGHT POST
MH – MANHOLE
MW – MONITORING WELL
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCING
PP – POWER POLE
PS – PARKING SPACES
PTP – PINCHED TOP PIPE
R.O.W. – RIGHT OF WAY
RR – RAILROAD
SAN. – SANITARY
SP – SERVICE POLE
SQ. FT. – SQUARE FEET
S.S.E. – SANITARY SEWER EASEMENT
STM. – STORM
STM.S.E. – STORM SEWER EASEMENT
SWBT – SOUTHWESTERN BELL TELEPHONE
TEL. – TELEPHONE
TLP – TRAFFIC LIGHT POLE
TSB – TRAFFIC SIGNAL BOX
U.E. – UTILITY EASEMENT
WV – WATER VALVE
WV – WATER VALVE
-x-x- BARBED WIRE FENCE
-o-o- CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
ASPHALT
-OHPL- OVERHEAD POWER LINES
-o-o- WOOD FENCE
-o-o- WROUGHT IRON FENCE

BENCHMARK:
NATIONAL GEODETIC SURVEY PID NO. DR7620 IS A STAINLESS STEEL ROD IN SLEEVE STAMPED TXLV-RM1 LOCATED AT THE TEXAS DEPARTMENT OF TRANSPORTATION LIVINGSTONE AREA ENGINEER AND MAINTENANCE FACILITY IN LIVINGSTON, TEXAS AT 3161 US 59. THE STATION SET IN THE GRASS AREA BETWEEN US 59 AND THE FRONT OFFICE ENTRANCE, 65.4 FEET EAST OF A FLAGPOLE, 48.9 FEET SOUTH EAST OF A STORM SEWER MANHOLE, AND 15 FEET SOUTHWEST OF A SOUTH EAST OF A STORM SEWER MANHOLE, AND 15 FEET SOUTHWEST OF A PEDESTAL FOR TXDOT REAL TIME BASE STATION. ELEV. 176.00 FEET NAVD 1988, 2001 ADJUSTED.

TBM "A"
5/8 INCH IRON ROD ON ASPHALT
TOP ELEVATION = 191.63

U.S. HIGHWAY NO. 190
R=2803.57'
L=124.48'
DELTA=2°32'38"
S75°15'28"E 124.47'
TBM "A"
18" RCP TOP=189.93 FL=187.56
16" RCP TOP=189.41 FL=187.27
FND. 1/2" I.R. (C.M.)
692.06'
N00°39'52"W
642.78'
S00°39'52"E
N89°30'26"E
341.25'
SET 5/8" C.I.R. (ADVANCE SURVEY)
JOHNSON ADDIE M FAMILY TRUST 2006 VOL. 1526, PG. 244 P.C.D.R.
4.576 ACRES PEDIGO INVESTMENTS, INC. VOL. 1152 PG. 573 P.C.D.R.
3.0 ACRES JONES MICHAEL E VOL. 1834, PG. 14, P.C.D.R.
6.00 ACRES D L FOSTER HOLDINGS LLC VOL. 1702, PG. 001, P.C.D.R.
5.993 ACRES RICHARD L WAGNER VOL. 1966, PG. 251, P.C.D.R.
WIGGINS VILLAGE NO.1 SECTION 2 VOL. 3, PG. 33, P.C.P.R.
N89°30'32"E 1406.89'
FND. 1" I.R. (C.M.)
BLS LAND DEVELOPMENT LLC VOL. 1807, PG. 664, P.C.D.R.
79.4837 ACRE 3,462,310 SQ. FT.
S16°45'30"E 934.89'
N00°21'06"W 1838.52'
WATER WELL TANK
ONE STORY METAL BUILDING W/ CONCRETE FF=174.00
WELL HEAD
POND
EDGE OF WATER 04-23-22
DIRT DRIVE
1000 GALLON PROPANE TANK
ONE STORY METAL BUILDING FF=180.85
64'x123.5' ONE STORY METAL BUILDING FF=182.22
S42°43'18"W 1315.45'
21.271 ACRE DAVID & HILARIA DUARTE VOL. 2273, PG. 737, P.C.D.R.
S89°39'07"W 1233.74'
SET 1/2" I.R. (ADVANCE SURVEY)
P.O.B. SET 5/8" C.I.R. (ADVANCE SURVEY)
P. R. R. U. W. E. 980 SURVEY
JOHN M FREEMAN SR & JOHN M FREEMAN JR VOL. 2276, PG. 919, P.C.D.R.
CARLSON DAVID & SANDRA VOL. 2271, PG. 910, P.C.D.R.

TOPOGRAPHIC SURVEY OF
79.485 ACRE TRACT OF LAND SITUATED IN THE STATE OF TEXAS, COUNTY OF POLK, A PART OF THE W.C. HICKS SURVEY, A-282, AND BEING THE RESIDUE OF THE CALLED 192.258 ACRE TRACT DESCRIBED AS "SIXTH PARCEL T85P7" IN EXHIBIT "A" IN CORRECTION SPECIAL WARRANTY DEED TO CHAMPION REALITY CORPORATION (FLORIDA) RECORDED IN VOLUME 532, PAGE 545 OF THE OFFICIAL RECORDS OF POLK COUNTY, TEXAS.

NOTES:
1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
2. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
3. BUILDER IS RESPONSIBLE FOR CHECKING DEED RESTRICTIONS.
4. FENCES AS SHOWN.

FLOOD NOTE:
SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE X MAP # 48373C, PANEL 0005C, DATED 08-03-10. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

TO: –

I, hereby certify that this survey was made on the ground and completed on this 6th day of May, 2022 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:
GF N/A of N/A

HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450

STATE OF TEXAS REGISTERED HENRY M. SANTOS 5450 PROFESSIONAL LAND SURVEYOR

*ABSTRACTING BY TITLE COMPANY.
*ALL BEARINGS ARE BASED ON RECORDED PLAT OF SAID SUBDIVISION.
* COPYRIGHT 2022, Advance Surveying, Inc.(Email: advance_survey@att23.com)

PURCHASER: –	SCALE: 1" = 100'
ADDRESS: 3837 US HIGHWAY 190 WEST, LIVINGSTON, TEXAS 77351	FIELD WORK: 05-01-22/
	DRAFTING: –
LENDER: –	FINAL CHECK: –
TITLE CO.: N/A	REVISIONS:
JOB NO.: 0412293-22-01	
G.F. NO.: N/A	
KEY MAP: –	

PHONE: 281 530-2939
FAX: 281 530-5464

ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 • HOUSTON, TEXAS 77099 • TBPLS FIRM NO. 10099200