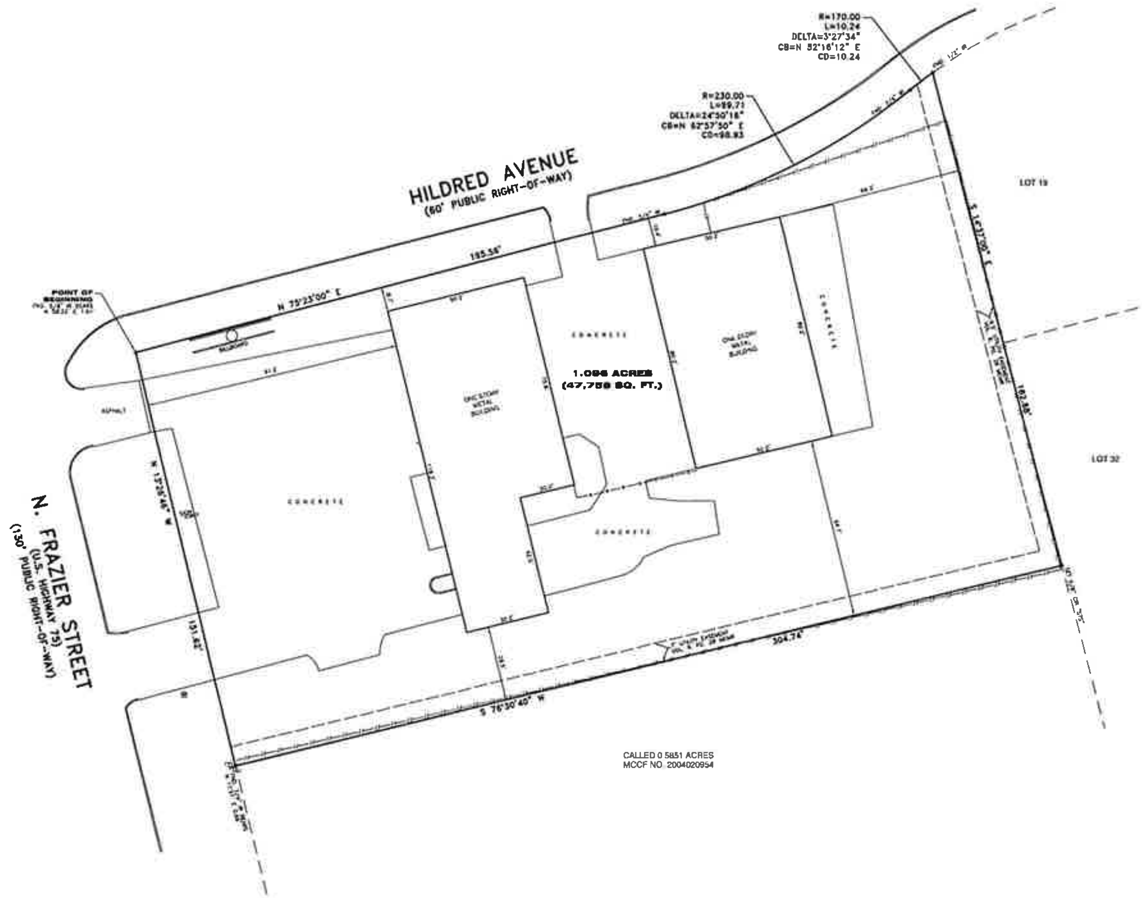
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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 – MONTGOMERY COUNTY CLERKS FILE
- MCDR – MONTGOMERY COUNTY DEED RECORDS
- MCMR – MONTGOMERY 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
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- CONCRETE
- COVERED CONCRETE
- OVERHEAD ELECTRIC LINES
- 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



LEGAL DESCRIPTION

BEING 1.096 ACRES OF LAND, MORE OR LESS, IN THE W. S. ALLEN SURVEY, ABSTRACT 2, MONTGOMERY COUNTY, TEXAS, AND ALSO BEING COMMONLY KNOWN AS ALL OF RESERVE B OF WIGGINS VILLAGE SUBDIVISION, SECTION 1, AS PER MAP OR PLAT OF SAID SUBDIVISION FORMERLY RECORDED IN VOLUME 9, PAGE 28, AND NOW OF RECORD IN PLAT CABINET A, SHEET 13, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. SAID 1.096 ACRE TRACT BEING THE SAME PREMISES DESCRIBED AS SECOND TRACT IN THAT DEED FROM MARSHALL HOLLAND TO ARNOLD PURSLEY AND T. W. KEELAND DATED OCTOBER 18, 1972, AND RECORDED IN VOLUME 792, PAGE 112, DEED RECORDS OF MONTGOMERY COUNTY, TEXAS. SAID 1.096 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: (BASIS OF BEARING IS THE SOUTH RIGHT-OF-WAY LINE OF HILDRED AVENUE BEING NORTH 75 DEGREES 23 MINUTES 00 SECONDS EAST)

BEGINNING AT A POINT FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH 58 DEGREES 22 MINUTES EAST, 1.01 FEET IN THE WEST LINE OF THAT CERTAIN 10 ACRE TRACT OF LAND DESCRIBED IN VOLUME 558, PAGE 595, DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID IRON ROD BEING AT THE INTERSECTION OF THE SOUTH LINE OF HILDRED AVENUE AND THE EAST LINE OF NORTH FRAZIER STREET, THE INTERSECTION OF HILDRED AVENUE AND NORTH FRAZIER STREET BEING SET OUT AND DESCRIBED ON MAP OR PLAT OF WIGGINS VILLAGE SUBDIVISION, SECTION 1, AS FORMERLY RECORDED IN VOLUME 9, PAGE 28, AND NOW OF RECORD IN PLAT CABINET A, SHEET 13, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 75 DEGREES 23 MINUTES 00 SECONDS EAST, WITH THE SOUTH LINE OF HILDRED AVENUE A DISTANCE OF 185.58 FEET TO 3/4 INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE IN AN EASTERLY DIRECTION CONTINUING WITH SAID SOUTH LINE AND ON SAID CURVE HAVING A RADIUS OF 230.00 FEET THROUGH A CENTRAL ANGLE OF 24 DEGREES 50 MINUTES 18 SECONDS A LENGTH OF 99.71 FEET TO A 3/4 INCH IRON ROD FOUND FOR POINT OF A REVERSE CURVE;

THENCE CONTINUING IN AN EASTERLY DIRECTION WITH THE SOUTH LINE OF HILDRED AVENUE AND ON A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 27 MINUTES 34 SECONDS, A LENGTH OF 10.24 FEET TO 1/2 INCH IRON ROD FOUND FOR A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT IN THE WEST LINE OF WIGGINS VILLAGE, SECTION 1 SUBDIVISION;

THENCE SOUTH 14 DEGREES 37 MINUTES 00 SECONDS EAST, WITH SAID WEST LINE A DISTANCE OF 182.88 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 76 DEGREES 30 MINUTES 40 SECONDS WEST, A DISTANCE OF 304.74 FEET TO A POINT FROM WHICH A 3/4 INCH IRON ROD FOUND BEARS NORTH 11 DEGREES 51 MINUTES EAST, 0.66 FEET IN THE EAST LINE OF NORTH FRAZIER STREET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING IN THE WEST LINE OF THAT CERTAIN 5.7 ACRE TRACT DESCRIBED IN VOLUME 559, PAGE 174, DEED RECORDS OF MONTGOMERY COUNTY, TEXAS;

THENCE NORTH 13 DEGREES 26 MINUTES 46 SECONDS WEST, WITH THE SAID WEST LINE OF THE AFORESAID 10 ACRE TRACT AND THE EAST LINE OF NORTH FRAZIER STREET, A DISTANCE OF 151.62 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.096 ACRES (47,758 SQUARE FEET) OF LAND, MORE OR LESS

NOTES:

1. BASIS OF BEARING IS THE SOUTH R.O.W. LINE OF HILDRED AVENUE BEING N 75°23'00" E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 2512942-10043 OF FIRST AMERICAN TITLE GUARANTY COMPANY.
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 2020. ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 48339C 0360G DATE 08-18-2014 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.

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 completed on the 17th day of September, 2020 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 substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GF 2512942-10043 of FIRST AMERICAN TITLE GUARANTY COMPANY

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

STATE OF TEXAS — REGISTERED — FRED W. LAWTON — 2321 — PROFESSIONAL LAND SURVEYOR

SURVEY OF

BEING 1.096 ACRES OF LAND, MORE OR LESS, IN THE W. S. ALLEN SURVEY, ABSTRACT 2, MONTGOMERY COUNTY, TEXAS, AND ALSO BEING COMMONLY KNOWN AS ALL OF RESERVE B OF WIGGINS VILLAGE SUBDIVISION, SECTION 1, AS PER MAP OR PLAT OF SAID SUBDIVISION FORMERLY RECORDED IN VOLUME 9, PAGE 28, AND NOW OF RECORD IN PLAT CABINET A, SHEET 13, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. SAID 1.096 ACRE TRACT BEING THE SAME PREMISES DESCRIBED AS SECOND TRACT IN THAT DEED FROM MARSHALL HOLLAND TO ARNOLD PURSLEY AND T. W. KEELAND DATED OCTOBER 18, 1972, AND RECORDED IN VOLUME 792, PAGE 112, DEED RECORDS OF MONTGOMERY COUNTY, TEXAS

ADDRESS: 2214 NORTH FRAZIER STREET
CONROE, TEXAS 77303

JOB NO: 1546-20
DATE: 09-17-20

SCALE: 1" = 20'
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

Copyright 2020 South Texas Surveying Associates, Inc.

JOB NO: 1546-20