



COLLEGE STREET
(50' R.O.W.)

NORTH 10TH STREET

LINE	BEARING	DISTANCE
L1	N 13°52'29" W	11.30'

BOUNDARY
SURVEY
FOR: NORTHWEST REFRIGERATION
EAST PHILLIPS STREET
CONROE, TEXAS 77301

BEING ALL OF LOTS 33-37, BLOCK TWO, OF INDEPENDENT ADDITION TO THE TOWN OF CONROE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 33 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
Those as per Vol. 1, Pg. 33, M.C.M.R.

-All set 1/2" iron rods are with cap. (stamped TPS 100834-00)

-Survey valid only when print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional or subsequent owners.

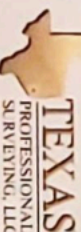
-This survey has been done without the benefit of a current title report. Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded documents.

-Bearings shown hereon are based on the recorded plat.

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0380 G, effective 08/18/14. Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 09/13/18 RH



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FIRM REGISTRATION No. 100834-00

DRAWING DATE: 09/13/18

PROJECT NO. N134-01
Key MOD 158W
REVISSED:
DRAWN BY: CDF

LEGEND

- fence line ---
- o/h util. line(s) ---
- wm = water meter
- mb = manhole
- cbl = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- ea = edge of asphalt
- rec. = record call
- BL = building line
- UE = utility easement
- DE = drainage easement
- M.C.D.R. = Montgomery County Deed Records
- M.C.M.R. = Montgomery County Map Records
- OPRMCT = Official Public Records Montgomery County
- PRPMCT = Real Property Records Montgomery County

EAST PHILLIPS STREET
(AKA WASHINGTON STREET)
(50' R.O.W.)



Carey A. Johnson
Registered Professional Land Surveyor No. 6524