

BLANKET EASEMENTS RECORDED IN VOL. 86, PAGE 244 AND VOL. 177, PAGE 638

NO PHYSICAL EVIDENCE FOUND FOR BLANKET ESMTS. RECORDED IN VOL. 98, PAGE 563; VOL. 99, PAGE 565; VOL. 117, PAGE 481; VOL. 706, PAGE 21 AND VOL. 742, PAGE 101.

File name: 18-0376-FM 3091--6694.DWG
Plot date: 01/9/19

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- PLATTED BUILDING (INTERNAL)
- RESTRICTIONS (BUILDING INTERNAL)
- ELECTRICAL LINE
- ELEVATION
- HOOD FENCE
- BARBED-WIRE FENCE
- ELECTRIC METER
- POWER POLE
- PARKING TAPE
- SURVEY CROWN/NOT

SURVEY NOTES:

- 1) The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) HPOCH 2010, and boundary referenced to 3/8" iron rods called for and found as noted on the previous recorded deed.
- 2) Drawing Scale is 1"=100'
- 3) Drawn by: Adam Wallace
- 4) Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 4828C0700C effective date, 11-20-2013

1/2" IRON ROD MARKED PLATE: CAP MARKED 924.5 DIST. - 11M SURV. - SET

3/8" IRON ROD FOUND

COPIED CONC.

1) Adam Wallace, Registered Professional Land Surveyor No. 6132, do hereby certify that the above survey is a true and accurate representation of an ordnance on the ground survey performed on January 9th, 2019, made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

ADAM WALLACE
Registered Professional Land Surveyor, Number 6132

SURVEY PLAT

AREA: 1.925 ACRES - VOL. 731, PAGE 46
ABSTRACT: AUGUSTUS HOTCHKISS SURVEY, A-17
STREET ADDRESS: 6694 FM 3091

COUNTY: MADISON

SURVEYED FOR: RANDALL CROWDER

TITLE CO. LANDMARK TITLE

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FIRM #101781-00

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 1.925 acres, in the A. Hotchkiss Survey, A-17, Madison County, Texas, and being the same tract recorded in Vol. 868, Page 208, of the Madison County Official Records. All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 3/8" iron rods found and referred to said previous recorded deed, and as surveyed on the ground on January 9th, of 2019. This description is also referred to the plat prepared by ATM Surveying, Project No. 2018-0376, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found at the base of the north side of a 12" oak tree for the north corner of this tract,, also being a point on the southeast line of F.M. 3091(100' R.O.W.) also being the west corner of the Carolyn Sue Kendrick called 45.49 acre tract, as recorded in Vol. 248, Page 467, of the Madison County Deed Records;

TENENCE South 25°30'23" East, a distance of 504.38 feet along the common line between this tract and said Kendrick tract to a 3/8" iron rod found for the east corner of this tract, also being the south corner of said Kendrick tract, also being a point on the north line of Henson Lane(35'-40' variable width R.O.W.);

TENENCE South 87°17'16" West, a distance of 264.64 feet along the common line between this tract and said Henson Lane to a 3/8" iron rod found for the southwest corner of this tract, also being a point on the east line of an old abandoned County Road referenced in said previous deed in Vol. 868, Page 208;

TENENCE North 16°41'36" West, a distance of 248.65 feet along the common line between this tract and said road to a 1/2" iron rod with a maroon plastic cap marked "ATM SURV - RPLS 6132" set for the northwest corner of this tract, also being a point on the southeast line of said F.M. 3091;

TENENCE North 27°19'02" East, a distance of 258.38 feet along the common line between this tract and said F.M. 3091 to the **PLACE OF BEGINNING** containing 1.925 acres.



Adam Wallace
Texas Registered Professional Land Surveyor No. 6132 - FIRM #101784-00
18-0376-Fm 3091-6694-LEGAL—1/10/2019

SIDE ELEVATION OF CAST-IN-PLACE CONCRETE

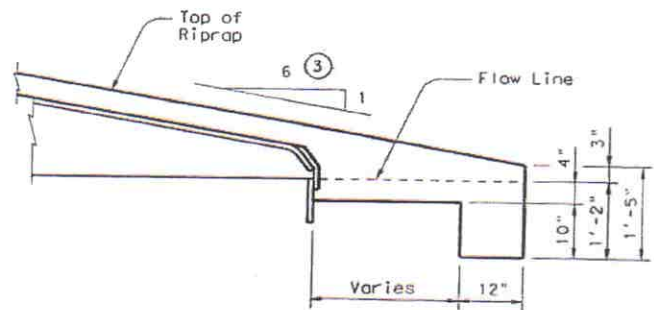
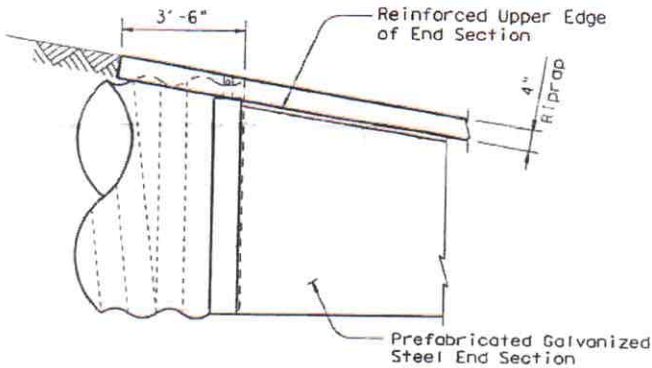
ESTIMATED CONCRETE RIPRAP QUANTITIES ⁽⁷⁾

D (Nominal Culvert I.D.)	Concrete (CY)
12"	0.8
18"	1.0
24"	1.2
30"	1.4

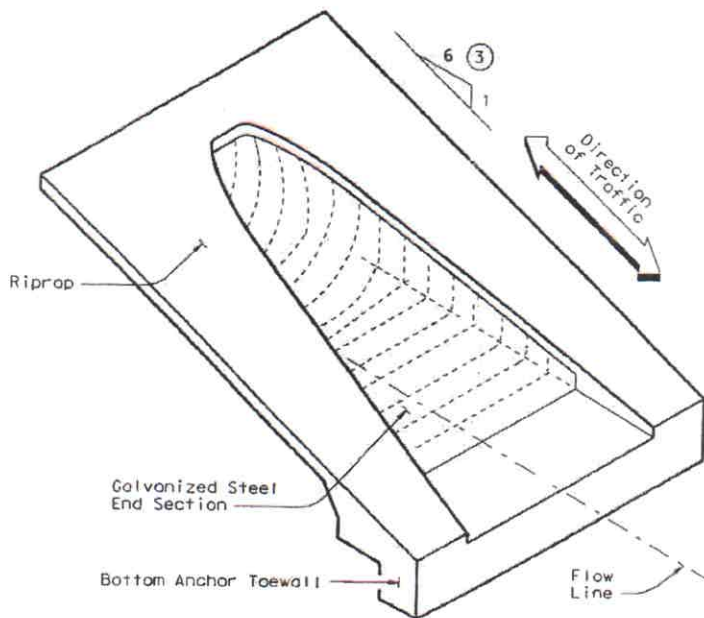
CROSS PIPE LENGTHS & REQUIRED PIPE SIZES

D (Nominal Culvert I.D.)	Length of Cross Pipes	Cross Pipes Required	Cross Pipe Size
30" or Less	N/A	Not Required	N/A

PREFABRICATED END SECTION INFORMATION					STANDARD PIPE SIZES	
D (Nominal) (Culvert I.D.)	H	A	W	Gage	Pipe Size	Pipe O.D.
24" or less	6"	9"	D + 24"	16	3 1/2" STD	4,000"
30"	9"	12"	D + 32"	14	4" STD	4,500"



ISOMETRIC VIEW OF TYPICAL INSTALLATION



GENERAL NOTES:

- The Safety End Treatments shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the Cross Pipes.
- Cross Pipes shall conform to the requirements of ASTM A53 (Type E or S, Grade B), ASTM A500 (Grade B), or API 5LX52.
- All steel components, except concrete reinforcing, shall be galvanized after fabrication.
- Bolts and nuts shall conform to ASTM A307.
- All quantities, calculations, and dimensions shown herein are based on the 6:1 Slope. 6:1 slope or flatter is required for vehicle safety.
- Values shown are minimum requirements.
- Riprap quantities shown are for one end of one culvert only.

Texas Department of Transportation
Bridge Division

PREFABRICATED GALVANIZED STEEL END SECTION SAFETY END TREATMENT FOR 12" TO 60" DIA C.M.P. CULVERTS TYPE II - PARALLEL DRAINAGE

MOD GS-ES-PD

FILE: gskndtsc.dgn	DR: TxDOT	EXT: TxDOT	JOB: JSP	CLI: CEF
© TxDOT December 2003	DISTRICT:	FEDERAL AID PROJECT:	SHEET:	
REVISIONS				
	COUNTY:	SECTION:	SECT:	JOB:
				REVISION:

Permit to Construct Access Driveway Facilities on Highway Right of Way

To: Randy Crowder Hwy. FM 3091 Permit No. M 9198
 (Name)
6694 FM 3091 Control 3178 Section 3
 (Address)
Madisonville, TX 77864 Cell: 348-1063
 (City, State, Zip) (Phone No.)

The Texas Department of Transportation, hereinafter called the State, hereby authorizes Mr. Randy Crowder, hereinafter called the Permittee, to construct / reconstruct a residential (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number: FM3091 in Madison County, located MP# 384+.851 Miles.

Subject to the following:

- The Permittee is responsible for all costs associated with the construction of this access driveway.
- Design of facilities shall be as follows and/or as shown on sketch and is subject to conditions stated below:

18" x 24 ft. CGM Culvert with 6 to 1 tapered safety ends with concrete aprons.

Frontage: 255 feet

Drainage: 1.0 acres

Pipes to be used are one of the following: CGM corrugated pipe, oilfield pipe, or concrete pipe.

The driveway surface shall be a non-trackable material. The intent of this requirement is to prevent mud or other deleterious material from being tracked onto the roadway and causing a hazard to the traveling public.

All construction and materials shall be subject to inspection and approved by the State.

- Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with approval of the State.
- The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage sustained by reason of the exercise of this permit.
- Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way, and vehicle service fixtures such as fuel pumps, vendor stands, or tanks shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
- The State reserves the right to require a new access driveway permit in the event of a land use change or change in driveway traffic volume or vehicle types.
- This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
- The Permittee will contact the State's representative Charles E. Heath, Jr. telephone, (936) 348-2759, at least twenty-four (24) hours prior to beginning the work authorized by this permit.

Texas Department of Transportation

Jan. 20, 2005

Date of Issuance


 Authorized Representative
 Charles E. Heath, Jr.

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction of an access driveway on the highway right of way.

Date: Jan. 20, 2005

Signed: x Randy Crowder

(Property owner or owner's representative)