

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

That I, TIM ERICKSON, OWNER of TIM ERICKSON AND ASSOCIATES, INC., owner of the property subdivided in the above and foregoing map of ERICKSON PARK, do hereby make subdivision of said property for and on behalf of said TIM ERICKSON AND ASSOCIATES, INC., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as ERICKSON PARK, located in the NATHAN BARCLAY Survey, Abstract No. 87, Montgomery County, Texas, and on behalf of said TIM ERICKSON AND ASSOCIATES, INC.; and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I, TIM ERICKSON, OWNER of TIM ERICKSON AND ASSOCIATES, INC., owner of the property subdivided in the above and foregoing map of ERICKSON PARK, have complied or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners Court of Montgomery County, Texas.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane of twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

FURTHER, we, TIM ERICKSON AND ASSOCIATES, INC., do hereby dedicate forever to the public a strip of land, a minimum of land fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

Further, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction as follows:

- That drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly is strictly prohibited.
- Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert).

FURTHER, we do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

IN TESTIMONY WHEREOF, that TIM ERICKSON AND ASSOCIATES, INC. has caused these presents to be signed by TIM ERICKSON, its OWNER, thereunto authorized and its common seal hereunto affixed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

TIM ERICKSON AND ASSOCIATES, INC.

By \_\_\_\_\_  
OWNER  
TIM ERICKSON

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

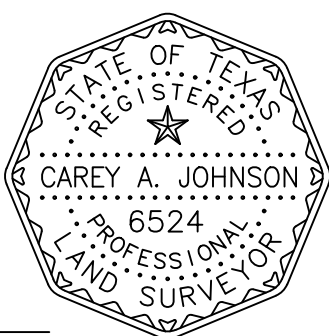
BEFORE ME, the undersigned authority, on this day personally appeared TIM ERICKSON, OWNER of TIM ERICKSON AND ASSOCIATES, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for purposes and consideration therein expressed, and in the capacity therein and herein set out, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for  
Montgomery County, Texas

SURVEYOR'S ACKNOWLEDGEMENT

I, Carey A. Johnson, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods which have a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3') unless otherwise noted; and that the plat boundary corners have been tied to the nearest survey corner.



\_\_\_\_\_  
Carey A. Johnson  
Registered Professional Land Surveyor No. 6524

Approved by Commissioners' Court of Montgomery County, Texas this \_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Robert C. Walker  
Commissioner, Precinct 1

\_\_\_\_\_  
Charlie Riley  
Commissioner, Precinct 2

\_\_\_\_\_  
Mark Keough  
County Judge

\_\_\_\_\_  
James Noack  
Commissioner, Precinct 3

\_\_\_\_\_  
Matt Gray  
Commissioner, Precinct 4

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, L. Brandon Steinmann, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock, \_\_\_\_\_M., and duly recorded on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock, \_\_\_\_\_M, in Cabinet \_\_\_\_\_, Sheet \_\_\_\_\_, of record of \_\_\_\_\_ for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.

\_\_\_\_\_  
L. Brandon Steinmann, Clerk, County Court  
Montgomery County, Texas

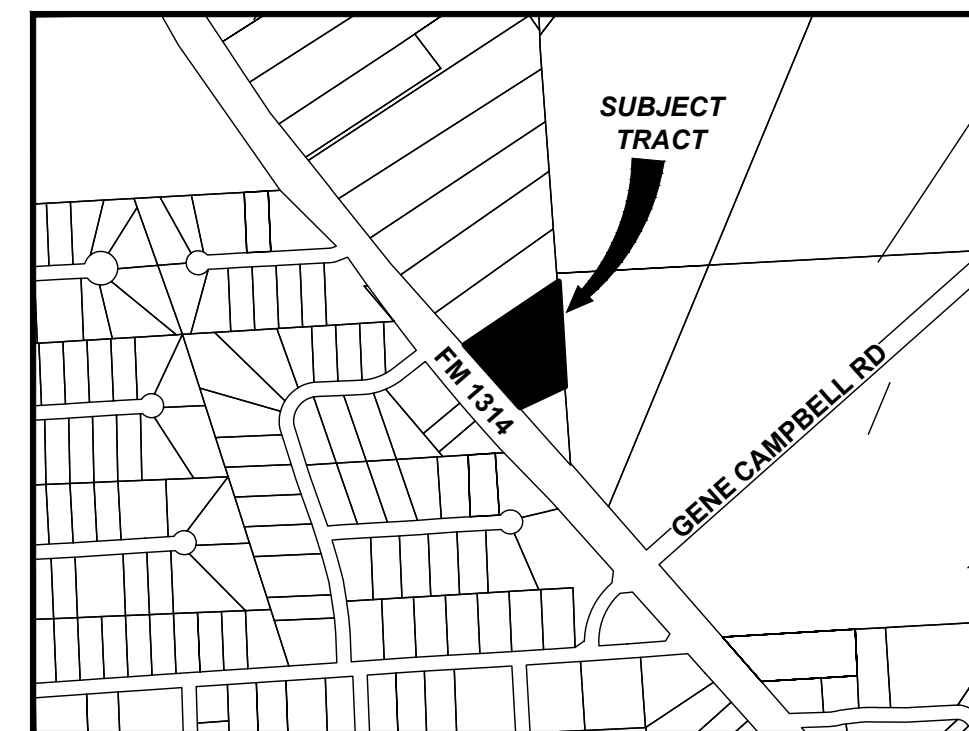
By: \_\_\_\_\_  
Deputy

COUNTY ENGINEER'S ACKNOWLEDGEMENT

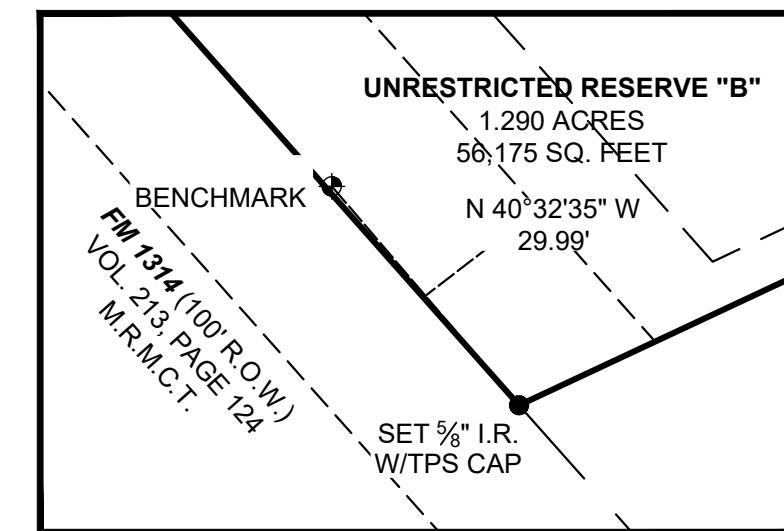
I, Jeff Johnson P.E., County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Montgomery County Commissioners Court.

I, further certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioners Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area of subdivision within the watershed.

\_\_\_\_\_  
Jeff Johnson P.E., County Engineer



VICINITY MAP  
SCALE 1" = 800'



-BENCH MARK-  
3" BRASS DISK SET IN 6" CONCRETE COLUMN  
STAMPED: TPS  
ELEVATION: 120.572', NAVD88, 2009 ADJUSTMENT  
NAVD88 GEOID18 TEXAS CENTRAL ZONE 4203

Surveyor's Notes:

- No portion of this property appears to lie within the 100 year floodplain per FEMA Firm Panel No. 48339C0575G, both having an effective date of 8/18/2014.
- All coordinates, bearings and distances are referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone (2002 Adjustment)(FIPS 4203), and are based on GPS observations made by Texas Professional Surveying, LLC.
- Vertical measurements were made via GPS observations utilizing ALLTERRA Central's Virtual Reference Station (VRS) network using Geoid18.
- All measurements are grid values. Surface values may be obtained by multiplying by a combined scale factor of 1.00001142.
- Elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD 88) and based on the published value of NGS Benchmark PID BL1164, Designation L1149, Published Elevation 166.9'.

Easements & Restrictions:

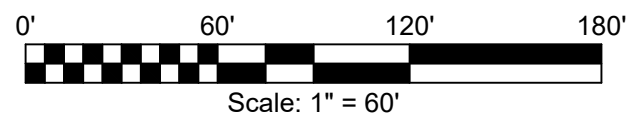
- This Plat is Subject to Restrictions and Building Line's as set forth on the proposed Plat.
- 15' Easement to Entergy Gulf States, Inc. as set forth in C.F. No. 2007073526, O.P.R.M.C.T. (SHOWN HEREON)
- This Plat is subject to a 30' Easement to Gulf States Utilities Company as set forth in C.F. No. 9247512, R.P.R.M.C.T. (SHOWN HEREON)
- Easement to Central Telephone Company of Texas as set forth in C.F. No. 9220377, R.P.R.M.C.T. (BLANKET)
- Easement to Gulf States Utilities Company and Southwestern Bell Telephone Company as set forth in Vol. 402, Pg. 134, D.R.M.C.T. (BLANKET)

# ERICKSON PARK

BEING A SUBDIVISION OF 2.835 ACRES SITUATED IN THE NATHAN BARCLAY SURVEY, ABSTRACT NO. 87, MONTGOMERY COUNTY, TEXAS.

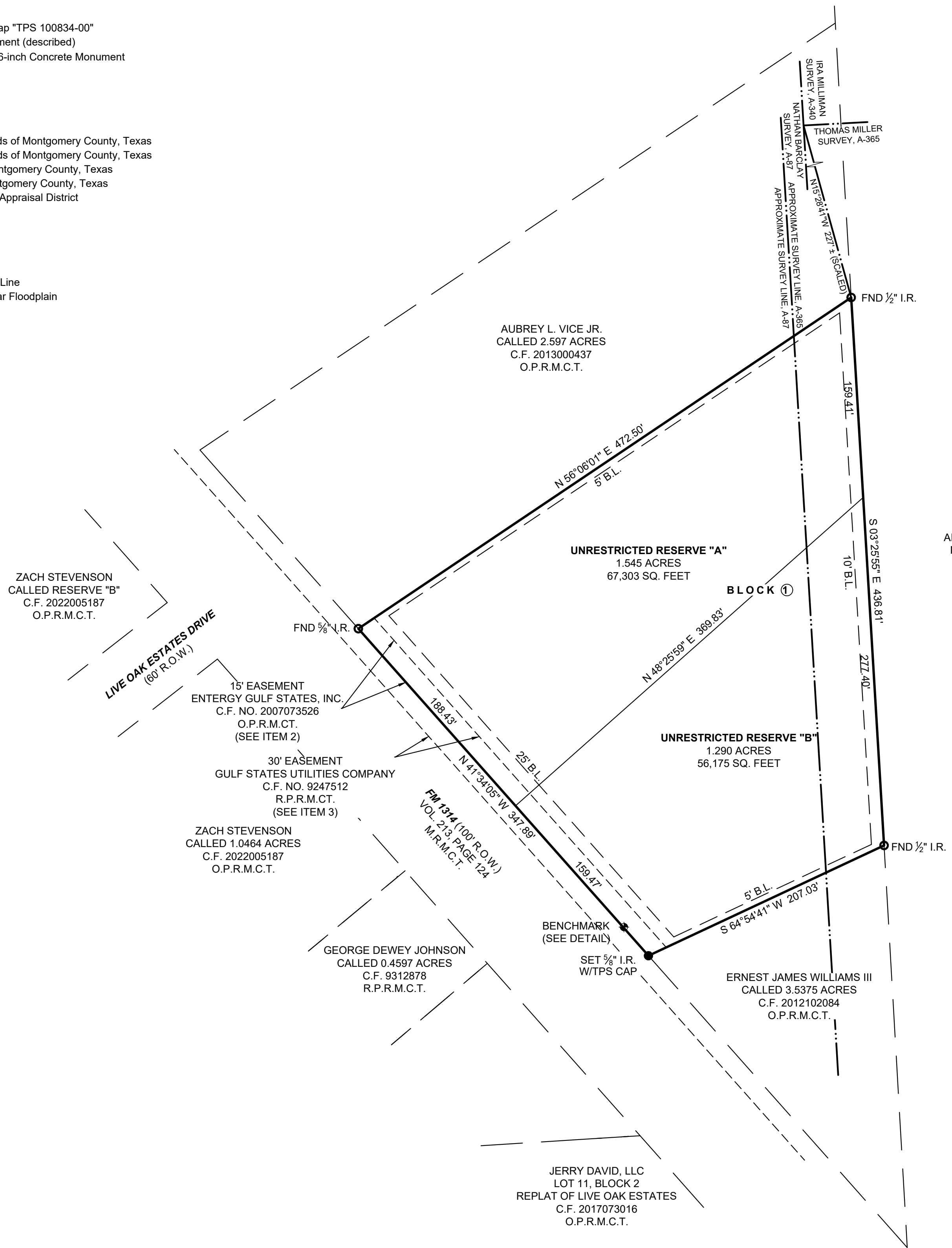
1 BLOCK 2 RESERVES (2.835 ACRES)  
FEBRUARY 2023

<u>OWNER</u>	<u>SURVEYOR</u>
TIM ERICKSON AND ASSOCIATES, INC. 2219 SAWDUST ROAD, SUITE 902 THE WOODLANDS, TEXAS 77380	TEXAS PROFESSIONAL SURVEYING FIRM REGISTRATION No. 100834-00 3032 NORTH FRAZIER CONROE, TEXAS 77303



**LEGEND**

- Set 5/8" Iron Rod w/Cap "TPS 100834-00"
- Found Survey Monument (described)
- ⊕ 3-inch Brass Disk in 6-inch Concrete Monument
- I.R. Iron Rod
- C.I.R. Capped Iron Rod
- Conc. Mon. Concrete Monument
- V./P. Volume/Page
- Cab./Sht. Cabinet/Sheet
- O.P.R.M.C.T. Official Public Records of Montgomery County, Texas
- R.P.R.M.C.T. Real Property Records of Montgomery County, Texas
- D.R.M.C.T. Deed Records of Montgomery County, Texas
- M.R.M.C.T. Map Records of Montgomery County, Texas
- M.C.A.D. Montgomery County Appraisal District
- C.F. No. Clerk's File Number
- R.O.W. Right-of-Way
- B.L. Building Line
- U.E. Utility Easement
- D.E. Drainage Easement
- Approximate Survey Line
- - - - - Approximate 100-year Floodplain
- - - - - Easement
- - - - - Building Line



# ERICKSON PARK

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