VICINITY MAP
NOT TO SCALE

LEGEND:

AC	AC	Air Conditioner Unit
BO		Bollard
CO		Clean Out
DG		Down Guy
FH		Fire Hydrant
GM		Gas Meter
GV		Gas Valve
IP		Iron Pipe
IR		Iron Rod
LS		Light Standard
PP		Power Pole
MH		Manhole
SN		Sign
TBM		Temporary Benchmark
TCB		Traffic Control Box
WM		Water Meter
WV		Water Valve
I.C.V.		Irregator Control Valve
HP		Handicap Parking

BENCHMARK INFORMATION:

PROJECT BENCHMARK:

RM BL0841

0ELEVATION = 360.31' Feet
NAVD 1988, 2001 ADJUSTMENT

SITE BENCHMARK (TBM):

Set Mag Nail in Tafelski Road.

ELEVATION = 344.19' Feet
NAVD 1988, 2001 ADJUSTMENT

ABSTRACTING NOTES:

Survey was performed without the benefit of a current Title Report at the clients request. There may be other easements or encumbrances that affect Subject property that are not shown.

GENERAL NOTES:

1) Subject Parcel lies within the City of New Waverly or it's ETJ and therefore subject to building requirements and ordinances regarding use of said property. Additional information may be found in the City of New Waverly building codes. Ultimate approval rests with the City of New Waverly Planning Commission.

2) Survey depicts only visible and apparent evidence of improvement and utility location. Location of Sub-surface utilities are beyond the scope of this survey unless otherwise noted.

3) The location, and existence of, utilities other than depicted on this survey, cannot be certified to. Utilities depicted on this survey are a compilation of field observation and records available through other sources.

4) No observable evidence of site use as a solid waste dump, sump or landfill.

5) No observable evidence of cemeteries, earth work moving, building construction or building additions within recent months.

6) The subject property has access to and from a duly dedicated and accepted public street or highway as indicated on the survey.

7) Basis of Bearing : based on State Plane Coordinate System Texas Central Zone.

IMPORTANT NOTE:

Prior to Commencing grading or on-site utilities work, contractor shall field verify location & depth of all off-site utilities to ascertain that proposed connections can be made as indicated in any construction drawings. Inform surveyors of any discrepancies or conflicts that may impact work described herein.

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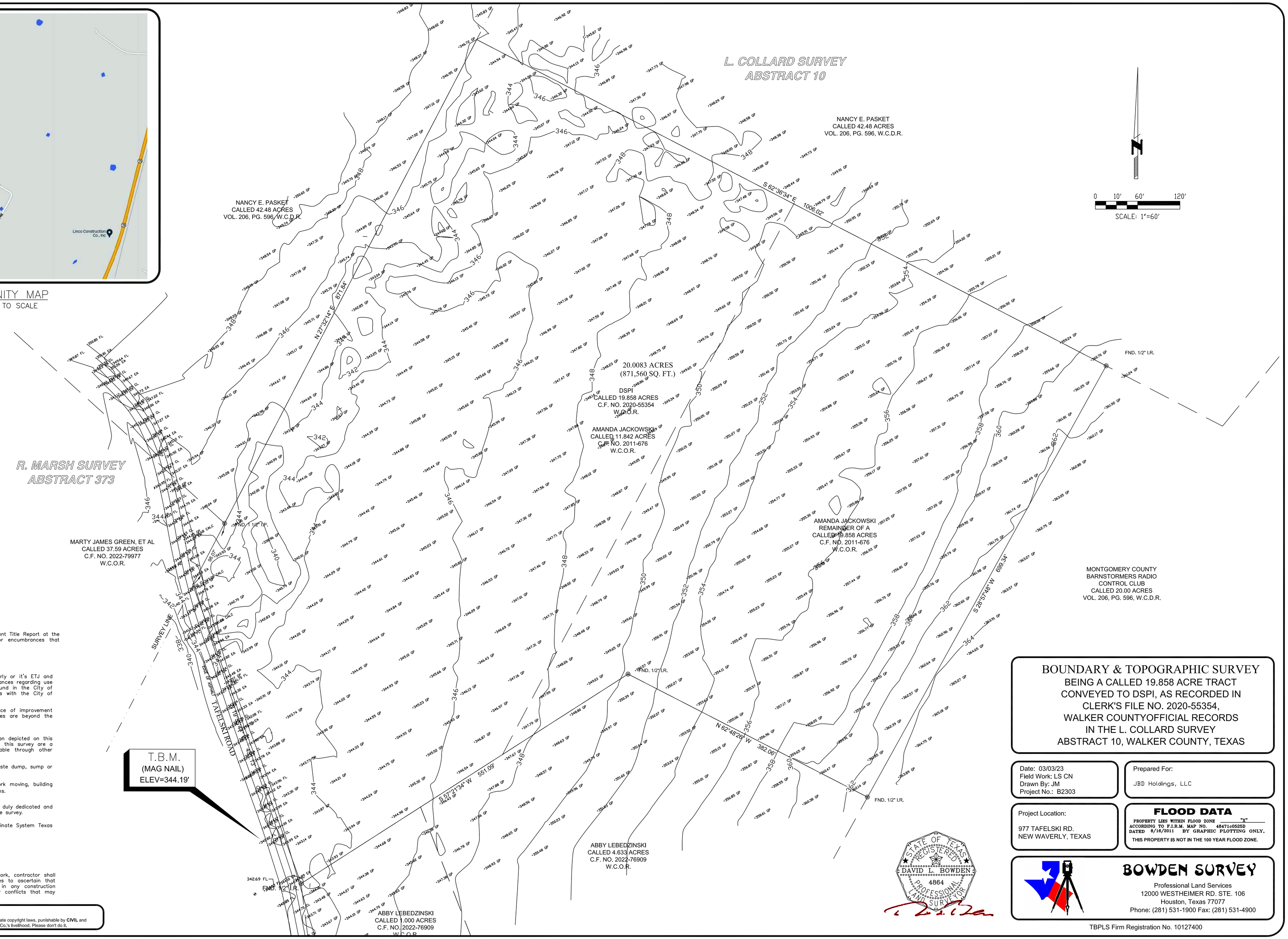

BOUNDARY & TOPOGRAPHIC SURVEY

BEING A CALLED 19.858 ACRE TRACT
CONVEYED TO DSPI, AS RECORDED IN
CLERK'S FILE NO. 2020-55354,
WALKER COUNTYOFFICIAL RECORDS
IN THE L. COLLARD SURVEY
ABSTRACT 10, WALKER COUNTY, TEXAS

Date: 03/03/23
Field Work: LS CN
Drawn By: JM
Project No.: B2303

Prepared For:

JBD Holdings, LLC

Project Location:

977 TAFELSKI RD.
NEW WAVERLY, TEXAS

FLOOD DATA

PROPERTY LIES WITHIN FLOOD ZONE "X"
ACCORDING TO F.I.R.M. MAP NO. 48471c0525D
DATED 8/16/2011 BY GRAPHIC PLOTTING ONLY,

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE.

STATE OF TEXAS
REGISTERED
DAVID L. BOWDEN
4864
PROFESSIONAL LAND SURVEYOR

BOWDEN SURVEY
Professional Land Services
12000 WESTHEIMER RD. STE. 106
Houston, Texas 77077
Phone: (281) 531-1900 Fax: (281) 531-4900

TBPLS Firm Registration No. 10127400