

-VICINITY MAP-

SCALE: 1" = 60'
 0 60 120 180

REV: APRIL, 2018
 DATE: FEBRUARY, 2018

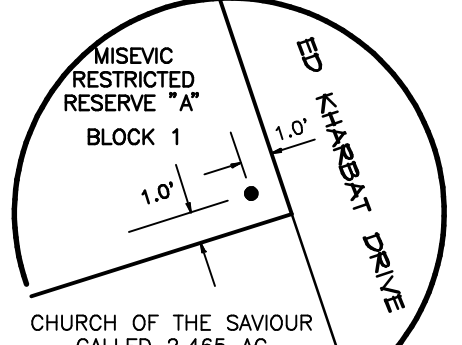
MINOR PLAT
MISEVIC SUBDIVISION

2 RESTRICTED RESERVES * 1 BLOCK
 A COMMERCIAL SUBDIVISION OF
 5.053 ACRES OF LAND
 IN THE JOHN DORSEY SURVEY, A-174
 MONTGOMERY COUNTY, TEXAS



OWNER:
 IVANA NAUMOVIC
 8219 SPORTS HAVEN DRIVE
 HUMBLE, TEXAS 77346

OWNER:
 CITY OF CONROE
 300 W. DAVIS STREET
 CONROE, TEXAS 77301



CHURCH OF THE SAVIOUR
 CALLED 2.465 AC
 SOUTH 1/3 - 7.46 AC
 CCF NO. 99089323
 M.C.D.R.

-BENCH MARK-
 3" BRASS DISK SET IN CONCRETE COLUMN
 6" IN DIAMETER, THREE FEET DEEP AND
 BURIED FLUSH WITH NATURAL GROUND
 ELEV. = 157.08, STAMPED MS
 BASED ON GPS OBSERVATIONS, NAVD 88 GEOID 09.

- NOTES:
- THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID COORDINATES, CENTRAL ZONE (FIPS 4203), NAD83 (2011 ADJ.) SCALE FACTOR = 0.99999838
 - THIS PROPERTY LIES IN ZONE X AND AE AND LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN PER FEMA FIRM COMMUNITY PANEL NO 48339C0390G EFFECTIVE DATE AUGUST 18, 2014.
 - BENCHMARK IS A BRASS DISK SET IN CONCRETE FLUSH WITH THE GROUND STAMPED MS, ELEVATION = 157.08 (NAVD 88, GEOID 09) TEXAS CENTRAL ZONE NO. 4203,
 THIS SURVEY AND BENCHMARK SHOWN HEREON IS TIED TO THE FOLLOWING:
 NGS MONUMENT CONROE P-88, ELEVATION 141.89' AS RECORDED
 NGS MONUMENT L 1149, ELEVATION 167.5' AS RECORDED
 CITY OF CONROE MARKER NO. CC-19 ELEVATION 163.74' AS RECORDED
 - PRIVATE STREETS, STORM WATER DETENTION FACILITIES, COMMON AREAS, STREETLIGHTS AND SCREENING DEVICES, NOT MAINTAINED BY A GOVERNMENTAL ENTITY SHALL BE MAINTAINED BY THE SUBDIVISION PROPERTY OWNER. THE CITY OF CONROE MAY REPAIR ANY SUCH PRIVATE FACILITY, IF IT DETERMINES THAT THE CONDITION OF THE FACILITY WOULD INTERFERE WITH THE PROVISION OF ANY GOVERNMENTAL SERVICE, OR POSE A SIGNIFICANT THREAT OF INJURY TO PERSON OR PROPERTY OUTSIDE THE SUBDIVISION. A REPAIR MADE BY THE CITY SHALL NOT OBLIGATE THE CITY FOR FUTURE MAINTENANCE OF THE FACILITY. THE COST OF REPAIRS BY THE CITY SHALL BE ASSESSED AGAINST THE SUBDIVISION PROPERTY OWNER. SUCH ASSESSMENTS ARE SECURED BY A CONTINUING VENDOR'S LIEN, IN FAVOR OF THE CITY, THAT IS HEREBY ESTABLISHED UPON THE PROPERTY AND THE RESERVES THEREIN. THIS PROVISION SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON SUBSEQUENT PROPERTY OWNERS.
 - M.R.M.C. DENOTES MAP RECORDS MONTGOMERY COUNTY, R.P.R.M.C. DENOTES REAL PROPERTY RECORDS MONTGOMERY COUNTY, D.R.M.C. DENOTES DEED RECORDS MONTGOMERY COUNTY, MCCF NO. DENOTES MONTGOMERY COUNTY CLERKS FILE NUMBER.
 - ALL DISTANCES SHOWN ON THE PLAT ARE BASED ON GROUND MEASUREMENTS.
 - HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS NAD 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.
 - DETENTION SHALL BE DETERMINED AT THE TIME OF DEVELOPMENT AND DETENTION SHALL BE CALCULATED USING THE COEFFICIENT REQUIRED FOR THE PARENT TRACT ACREAGE.