

LEGEND

A.E. = AERIAL EASEMENT
B.L. = BUILDING LINE
B.S. = BUILDING SETBACK
C.I.R. = CAPPED IRON ROD
D.R. = COUNTY DEED RECORDS
CVRD. AREA = COVERED AREA
ESWT. = EASEMENT
F.O.C. = FIBER OPTIC CABLE
F.C.I.R. = FOUND CAPPED IRON ROD
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
G.M. = GAS METER
M.R. = COUNTY MAP RECORDS
P.P. = POWER POLE
P.R. = PLAT RECORDS
U.E. = UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY
S.P. = SERVICE POLL
W.M. = WATER METER

AC = AIR CONDITIONER UNIT
CO = CLEAN OUT
IP = IRON PIPE
IR = IRON ROD
PC = PROPERTY CORNER
GV = GAS VALVE
PP = POWER POLE
WM = WATER METER
WF = WOOD FENCE
CLF = CHAINLINK FENCE
WIF = WROUGHT IRON FENCE
BWF = BARB WIRE FENCE
AP = ADJOINING PROPERTY
ST = SUBJECT TRACT
EP = EXISTING PAVEMENT
CA = COVERED AREA
SB = STRUCTURE / BUILDING

BENCHMARK INFORMATION:

PROJECT BENCHMARK:

Described by Harris-Galv Co. Dist 2000 (WMC) the station is located about 7.42 mi (11.94 km) Northwest of Conroe, 7.42 miles (11.94 km) Southeast of Montgomery, 7.6 miles (12.2 km) Southwest of Willis. ownership--San Jacinto river authority. Mark on the observation area for Lake Conroe. To reach the station from the junction of Interstate 45 and Highway 105 in Conroe, go Westery along 105 approximately 7 miles (11.3 km) to dirt drive at end of the Conroe dam. this is just before reaching Sandy Beach Road. Turn right and go .1 mile (0.2 km) North to historical marker for San Jacinto River. The station is a punch mark in the top of a stainless steel rod driven into the ground and inside a 1-inch pvc pipe that is 10 ft (3.0 m) long filled with grease that is incased in a 5-inch pvc pipe with a logo cap stamped---HGCSO 81---. the station is 10.9 ft (3.3 m) West of a chainlink fence, 5.3 ft (1.6 m) North of a historical sign, 6.5 feet (2.0 m) South of a chainlink fence.

ELEVATION = 212.4'
NAVD 1988, 2001 ADJUSTMENT

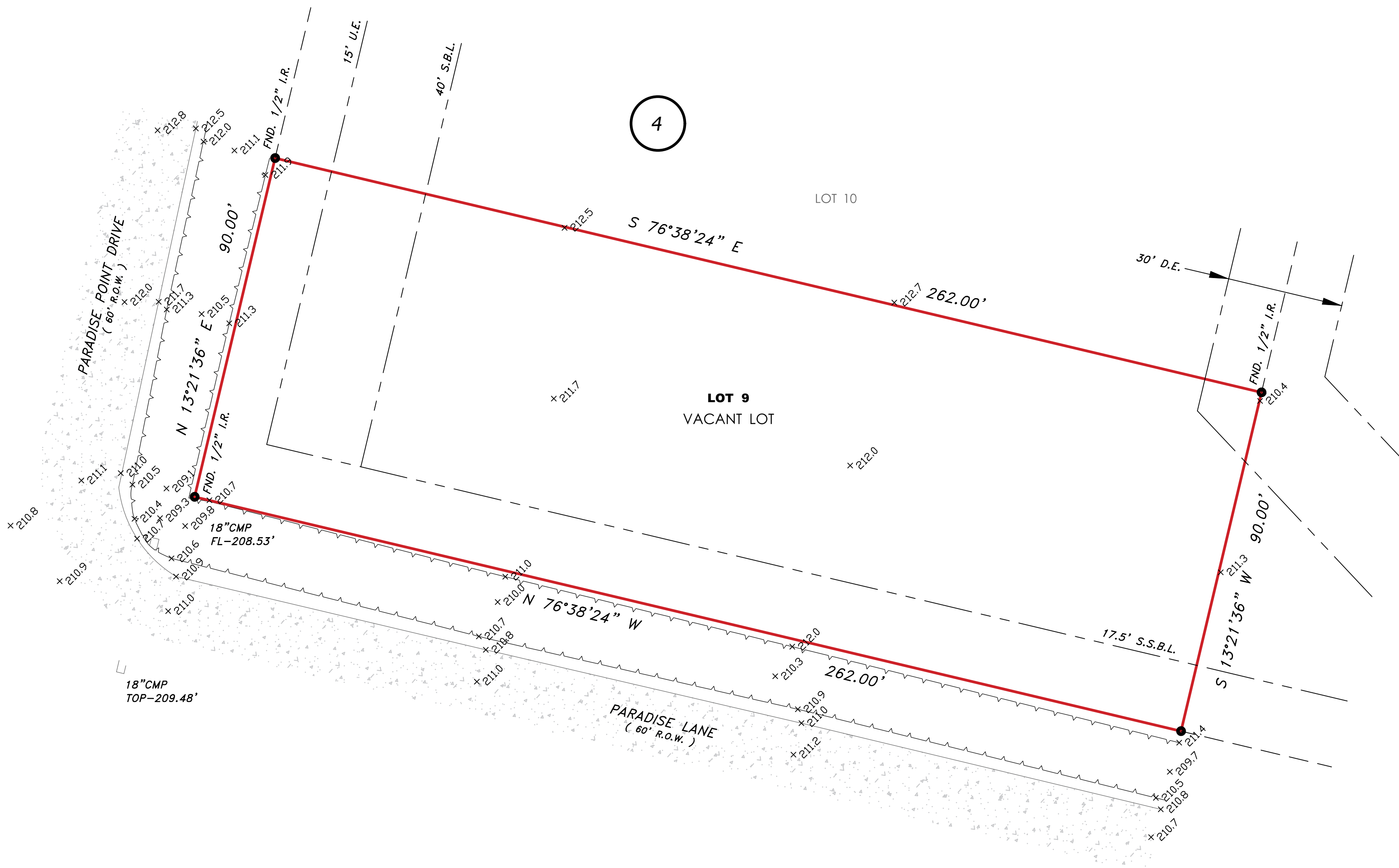
SITE BENCHMARK (TBM)

Top of asphalt along Paradise County with a 60' R.O.W. along the South portion of subject tract.

ELEVATION = 206.75'
NAVD 1988, 2001 ADJUSTMENT

TBPLS Firm Registration No. 10127400

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NOTES:

- Survey bases on the best field evidence found.
- Bearings shown hereon are based on the control monuments depicted within the survey.
- Property subject to other subdivision covenants, conditions & restrictions be easements, building lines and other matters of record.

ABSTRACTING NOTES:

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

BOUNDARY TOPOGRAPHIC SURVEY

LOT 9 IN BLOCK 4
OF PARADISE POINT
AN ADDITION IN HARRIS COUNTY, TEXAS
ACCORDING TO MAP OR PLAT THEREOF
RECORDED UNDER CAB. 176B, PG. 1 & 2, M.C.M.R.

Date: 04/11/2024
Field Work: MAL
Drawn By: MAL
Project No.: GT24-078

Project Location:
15208 Paradise Point Dr,
Willis, TX 77318

FLOOD DATA

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE,
IS IN ZONE X, PER FIRM MAP, COMMUNITY PANEL No.
48339C0225G WHICH HAS AN EFFECTIVE DATE OF
08/18/2014, AND IS NOT IN THE SPECIAL
FLOOD HAZARD AREA.



Bowden Survey

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