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NO.	DATE	DESCRIPTION
1	01/17/23	Final Survey

PROJECT NO. 2021-152905
DATE: JANUARY 17, 2023
SHEET INFORMATION
SHEET NO. 1 OF 1

SURVEY

S-01

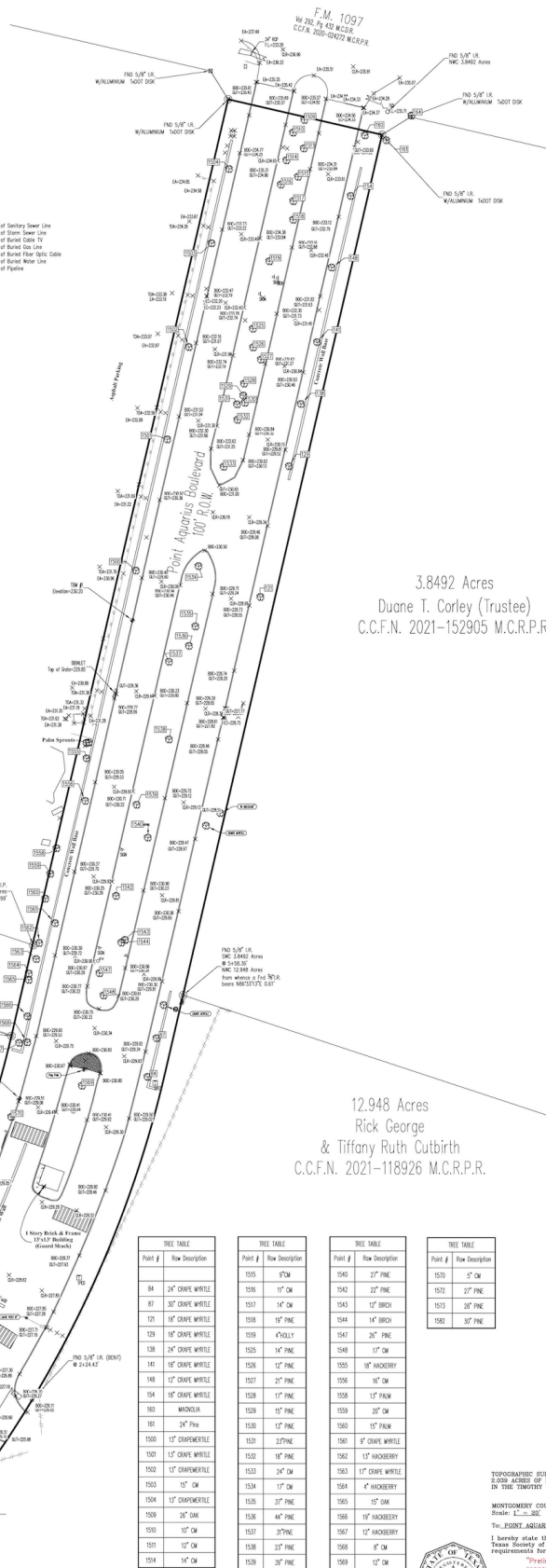
ABBREVIATIONS

FL = Flow Line
E = Easement
C = Centerline
S = Setback
L = Lot
R = Right-of-Way
W = Water
G = Gas
E = Electric
C = Cable
S = Sewer
H = Hydro
P = Pipeline
M = Manhole
V = Valve
T = Tank
B = Building
F = Fence
D = Drive
L = Light
S = Sign
P = Pole
C = Corner
E = Edge
I = Intersection
J = Junction
K = Kiosk
L = Lamp
M = Mailbox
N = Node
O = Office
P = Pump
R = Road
S = Street
T = Tunnel
V = Valve
W = Wall
X = Xing
Y = Yard
Z = Zone

LEGEND & SYMBOLS

SOME ELEMENTS MAY NOT BE USED ON SURVEY

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- Notes:
- 1) Surveys are based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. Feet (NAD83-05).
 - 2) The subject tract is located in Zone 14 according to the 1984 Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. Feet (NAD83-05).
 - 3) Easements are based upon GPS Observations, and are adjusted to NAD 83, Texas Central Zone, U.S. Feet (NAD83-05).
 - 4) Information shown herein is a representation of a topographical survey and shall not be used as a boundary survey.
 - 5) There is a 10' Wide Easement adjacent both sides of all lot lines on per plot of River Protection Section 9. Colored a Street 85' EASMENT. There is no defined drainage easement along the River lot lines on per plot of River Protection, Section 9, Column A, Street 85' EASMENT.
 - 6) Temporary Benchmark No. 1 set on this tract of land is a rebar set in the back of curb along the western side of Point Aquarius along the East line of the 7.85 Acres.
 - 7) Temporary Benchmark No. 2 set on this tract of land is a rebar set in the back of curb along the western side of Point Aquarius along the East line of the 7.85 Acres.

3.8492 Acres
Duane T. Corley (Trustee)
C.C.F.N. 2021-152905 M.C.R.P.R.

1.68 Acres
Cactus Lounge Inc.
C.C.F.N. 2018-089713 M.C.R.P.R.

Residual 3.8 Acres
John R. Kleiman
Vol 599, Pg 661
M.C.D.R.

Point Aquarius P.O.A.
Reserve "A" (Tract V)
C.C.F.N. 9158331 M.C.R.P.R.

Reserve "A"
Point Aquarius, Section 9
Cab F, Sht 130B M.C.M.R.

12.948 Acres
Rick George
& Tiffany Ruth Cutbirth
C.C.F.N. 2021-118926 M.C.R.P.R.

Point #	Row Description
84	24" CRANE WHITE
87	30" CRANE WHITE
121	18" CRANE WHITE
129	18" CRANE WHITE
138	24" CRANE WHITE
141	18" CRANE WHITE
148	12" CRANE WHITE
154	18" CRANE WHITE
160	MONOCUL
161	24" FINE
1500	12" CRANE WHITE
1501	12" CRANE WHITE
1502	12" CRANE WHITE
1503	12" CRANE WHITE
1504	12" CRANE WHITE
1505	24" FINE
1506	12" CRANE WHITE
1507	12" CRANE WHITE
1508	12" CRANE WHITE
1509	12" CRANE WHITE
1510	12" CRANE WHITE
1511	12" CRANE WHITE
1512	12" CRANE WHITE

Point #	Row Description
1515	9" CM
1516	11" CM
1517	14" CM
1518	16" FINE
1519	4" DOLLY
1520	14" FINE
1521	12" FINE
1522	21" FINE
1523	17" FINE
1524	15" FINE
1525	15" FINE
1526	15" FINE
1527	15" FINE
1528	15" FINE
1529	15" FINE
1530	15" FINE
1531	15" FINE
1532	15" FINE
1533	15" FINE
1534	15" FINE
1535	15" FINE
1536	15" FINE
1537	15" FINE
1538	15" FINE
1539	15" FINE
1540	15" FINE

Point #	Row Description
1540	27" FINE
1541	27" FINE
1542	27" FINE
1543	12" BRCH
1544	14" BRCH
1545	20" FINE
1546	17" CM
1547	15" CM
1548	15" CM
1549	15" CM
1550	15" CM
1551	15" CM
1552	15" CM
1553	15" CM
1554	15" CM
1555	15" CM
1556	15" CM
1557	15" CM
1558	15" CM
1559	15" CM
1560	15" CM
1561	15" CM
1562	15" CM
1563	15" CM
1564	15" CM
1565	15" CM
1566	15" CM
1567	15" CM
1568	15" CM
1569	15" CM

Point #	Row Description
1570	15" CM
1571	15" CM
1572	15" CM
1573	15" CM
1574	15" CM

TOPOGRAPHIC SURVEY
2.000 ACRES OF LAND KNOWN AS POINT AQUARIUS BOULEVARD LOCATED
IN THE TOWN OF CONROE, TEXAS, A-12

MONTGOMERY COUNTY, TEXAS REF: MAP RECORDS
Book: 1-1-202 Date: September 20, 2023

To: POINT AQUARIUS P.O.A. Exclusively.

I hereby state that this survey substantially complies with current
Texas Society of Professional Surveyors Manual of Practice
requirements for a Category 6, Condition III, Topographic Survey.

"Preliminary. This document shall not be
recorded for any purpose and shall not
be used or relied upon as a
final survey document."

Jeffrey Mosen
Registered Professional
Land Surveyor No. 44390

GPX: N/A, File: J:\2023\2023-152905 (AC) Book 12, Pg. 1
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