

LEGEND

x 68.00	ELEVATION
x TC 68.10	TOP OF CURB
x G 67.75	GUTTER
FM 68.00	RIM
FL 65.30	FLOWLINE
⊙	C INLET
⊙	GREASE TRAP
⊙	CLEAN OUT
⊙	BOLLARD
⊙	POWER POLE
⊙	DOWN GUY
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	WATER METER
⊙	BLOWOFF VALVE
⊙	STREET SIGN
⊙	AREA LIGHT
⊙	MAILBOX
⊙	TELEPHONE ENCLOSURE
⊙	TELEPHONE CABLE MARKER
⊙	GAS METER
⊙	GAS VALVE
⊙	WATER SPIGOT
⊙	CHAIN LINK FENCE
⊙	WOOD FENCE
⊙	OHE OVERHEAD ELECTRIC LINE
⊙	SANITARY SEWER
⊙	STORM SEWER
⊙	OVERHANG/COVERED AREA
⊙	CONCRETE
⊙	GRAVEL
⊙	ASPHALT

ABBREVIATIONS

B.L.	= BUILDING LINE
D.E.	= DRAINAGE EASEMENT
E.S.M.	= EASEMENT
C.C.C.F.	= CALHOUN COUNTY CLERK'S FILE
C.C.D.R.	= CALHOUN COUNTY DEED RECORDS
C.C.P.R.	= CALHOUN COUNTY PLAT RECORDS
No.	= NUMBER
P.G.	= PAGE
R.O.W.	= RIGHT OF WAY
S.F.	= SQUARE FEET
SAN. SWR.	= SANITARY SEWER
STM. SWR.	= STORM SEWER
U.E.	= UTILITY EASEMENT
VOL.	= VOLUME
FF	= FINISHED FLOOR
GAS-PIN	= GAS LINE PIN FLAG
FND.	= FOUND
I.R.	= IRON ROD
C.I.R.	= CAPPED IRON ROD
I.P.	= IRON PIPE
T.B.M.	= TEMPORARY BENCHMARK
FL	= FLOWLINE
A/C	= AIR CONDITIONING UNIT

BENCHMARK ELEV. 27.10'

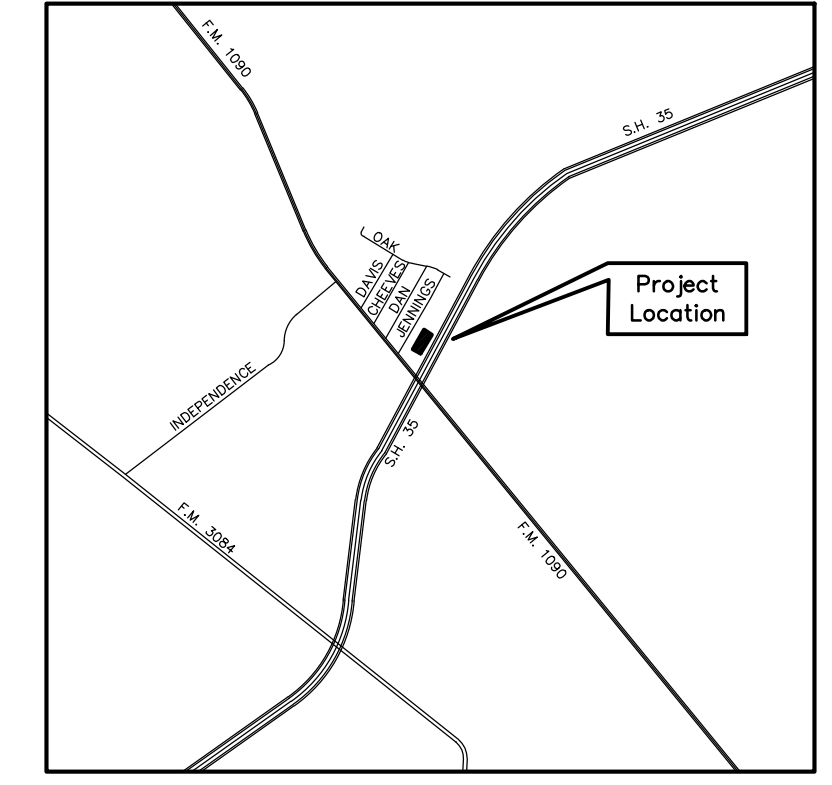
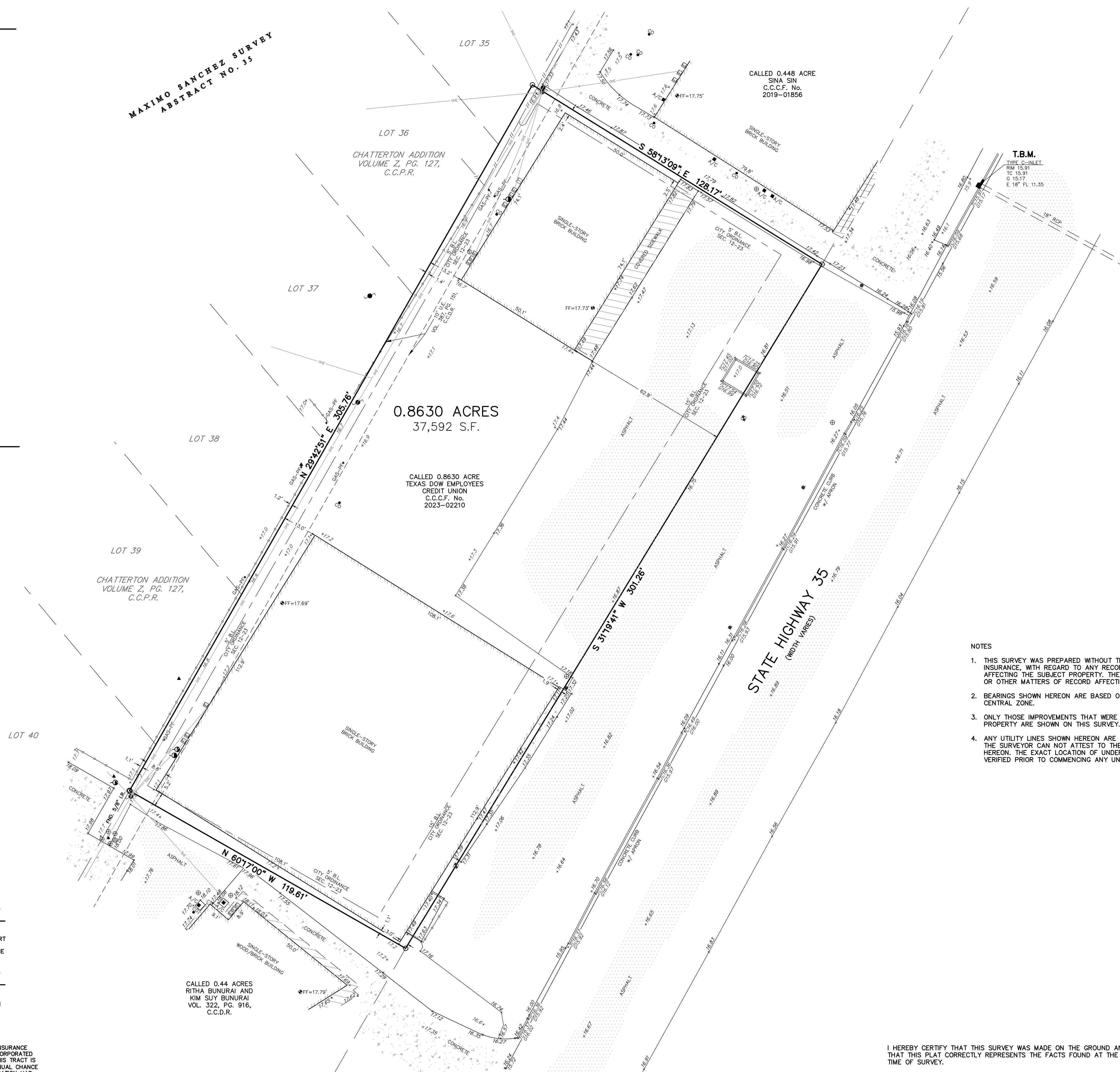
NGS MONUMENT PID #N2383 IS A STAINLESS STEEL ROD IN SLEEVE LOCATED NORTHWEST OF FORT LAVACA AT THE CALHOUN COUNTY AIRPORT. FROM THE AIRPORT ENTRANCE ROAD, TRAVEL NORTHWEST FOR 0.50 MILE TO THE AIRPORT ADMINISTRATION BUILDING. MONUMENT IS LOCATED 116.1 FEET SOUTHWEST OF THE PARALLEL TAXIWAY AND 54.5 FEET SOUTHEAST OF THE CENTERLINE OF THE CONNECTING TAXIWAY.
(NAVD 88)

TEMPORARY BENCHMARK (T.B.M.) ELEV. 15.91'

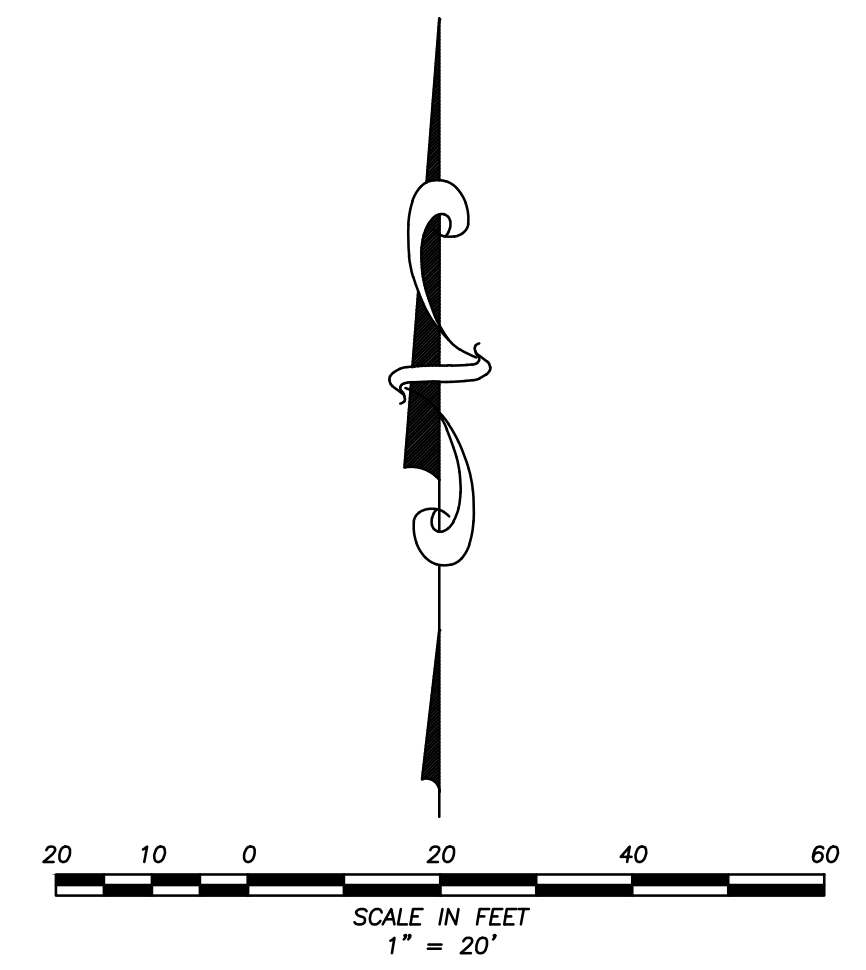
BOX-CUT ON TYPE-C INLET LOCATED ON THE WEST CURB LINE OF THE SOUTHBOUND LANE OF STATE HIGHWAY 35, APPROXIMATELY 640 FEET NORTH FROM THE INTERSECTION OF F.M. 1090 AND STATE HIGHWAY 35, AS SHOWN ON SURVEY.
(NAVD 88)

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT LAVACA, CALHOUN COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480969, DATED OCTOBER 16, 2014, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 480570048E. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

MAXIMO SANCHEZ SURVEY
ABSTRACT NO. 35



VICINITY MAP
SCALE: 1" = 1/2 MI.

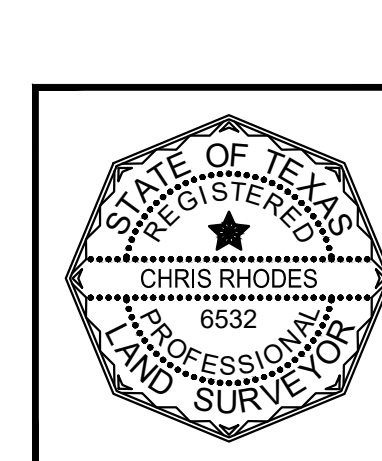


- NOTES**
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD AFFECTING THE SURVEYED PROPERTY NOT SHOWN HEREON.
 2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
 3. ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.
 4. ANY UTILITY LINES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVED EVIDENCE. THE SURVEYOR CAN NOT ATTEST TO THE EXACT LOCATION OF UNDERGROUND LINES SHOWN HEREON. THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOULD BE INDEPENDENTLY VERIFIED PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION.

TOPOGRAPHIC SURVEY
OF
0.8630 ACRE
BEING
ALL OF A CALLED 0.8630 ACRE TRACT
OF LAND RECORDED IN THE NAME OF
TEXAS DOW EMPLOYEES CREDIT UNION,
IN C.C.C.F. No. 2023-02210
IN THE
MAXIMO SANCHEZ SURVEY
ABSTRACT NO. 35
CALHOUN COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.

Chris Rhodes
CHRIS RHODES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.: 6532



DATE:	1/3/2024
SCALE:	1" = 20'
BOOK NO.:	JP
DRAWN BY:	MS
CHECKED BY:	OR
PROJECT NO.:	CS 23238
DRAWING NO.:	1 OF 1

10590 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181

Civil-Surv
Land Surveying, LLC

TBPELS No. 10143800
Email: michael@civil-surv.net