

GRAPHIC SCALE



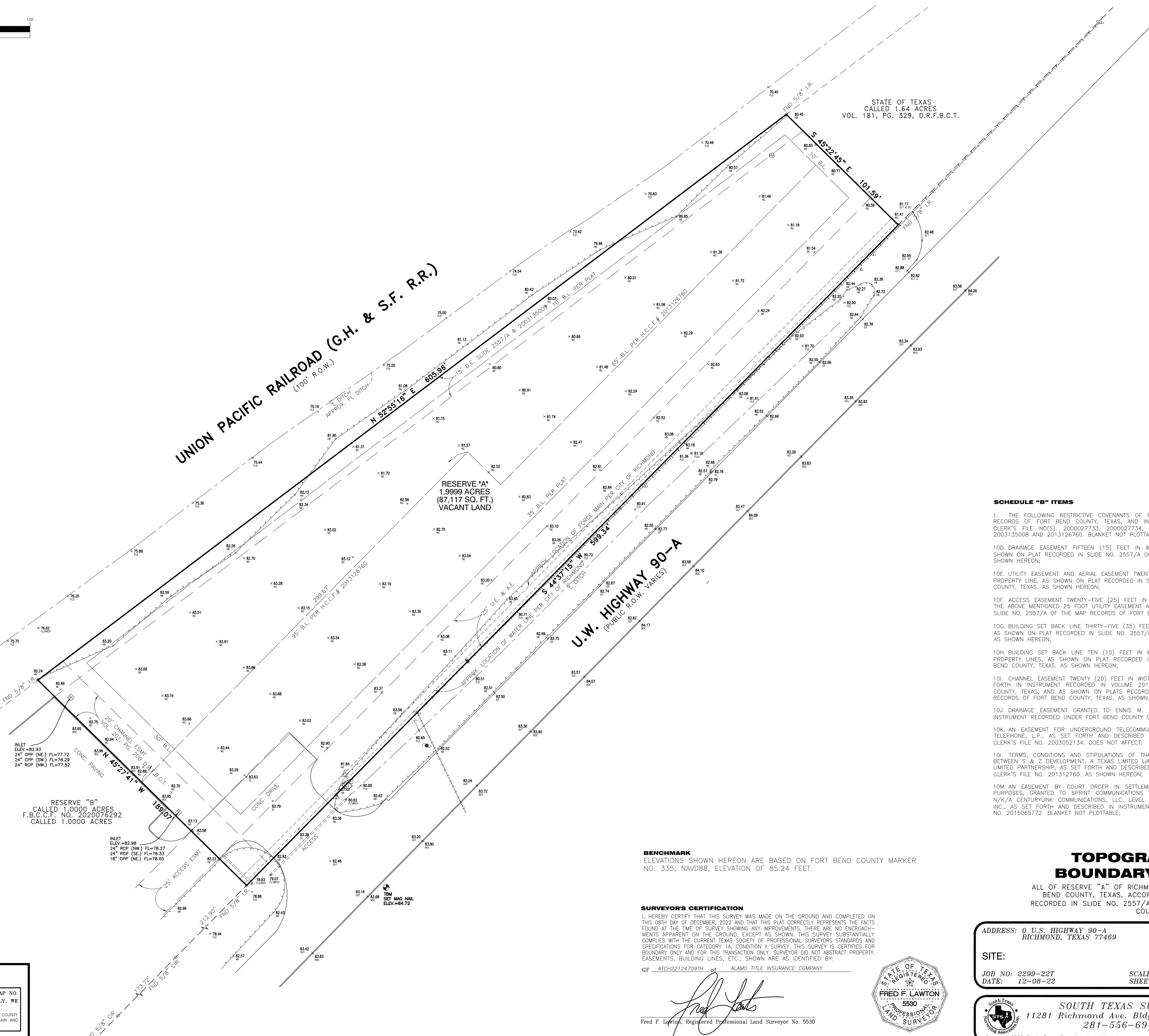
(IN FEET)
1 inch = 30 ft.

- LEGEND:
AE - AERIAL EASEMENT
BL - BUILDING LINE
BLDG - BUILDING
ESMT - EASEMENT
FND - FOUND
HL&P - HOUSTON LIGHTING & POWER
IP - IRON PIPE
IR - IRON ROD
FBCCF - FORT BEND COUNTY CLERKS FILE
FBCCR - FORT BEND COUNTY DEED RECORDS
FBCCMR - FORT BEND COUNTY MAP RECORDS
POB - POINT OF BEGINNING
POC - POINT OF COMMENCING
PS - PARKING SPACES
ROW - RIGHT OF WAY
SQ. FT. - SQUARE FEET
UE - UTILITY EASEMENT
x - BARBED WIRE FENCE
o - CHAIN LINK FENCE
c - CONCRETE
CC - COVERED CONCRETE
E - OVERHEAD ELECTRIC LINES
W - WOOD FENCE
W - WROUGHT IRON FENCE
G - GUY WIRE
C - CATCH BASIN
CB - CABLE BOX
EB - ELECTRIC BOX
EMH - ELECTRIC MH
FH - FIRE HYDRANT
FOM - FIBER OPTIC MARKER
FP - FLAG POLE
GM - GAS METER
GV - GAS VALVE
CI - CURB INLET
LP - LIGHT POLE
M - MANHOLE
MW - MONITORING WELL
PM - PIPELINE MARKER
PP - POWER POLE
SP - SERVICE POLE
SMH - SANITARY MANHOLE
SM - STORM MANHOLE
TP - TELEPHONE PEDESTAL
TR - TRANSFORMER
TSP - TRAFFIC SIGNAL BOX
TSP - TRAFFIC SIGNAL POLE
UCM - UNDERGROUND CABLE MARKER
W - WATER WELL
WM - WATER METER
WV - WATER VALVE
T - TBM

- NOTES:
1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 99, NAD 83 WITH A BEARING OF S 44°37'15" W, ALONG THE NORTH R.O.W. LINE OF U.W. HIGHWAY 90-A.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. ATCH2124709TH OF ALAMO TITLE INSURANCE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2022. ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE _____, ACCORDING TO F.I.R.M. MAP NO. 48152C 0255L. DATE 04-02-2014. BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



STATE OF TEXAS
CALLED 1.64 ACRES
VOL. 181, PG. 329, D.R.F.B.C.T.

SCHEDULE "B" ITEMS

- 1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORDED IN/UNDER SLIDE NO. 2557/A OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS, AND IN INSTRUMENTS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO(S). 2000027733, 2000027734, 2003052716, 2003052717, 2003055267, 2003076553, 2003135008 AND 2013126760. BLANKET NOT PLOTTABLE;
10D. DRAINAGE EASEMENT FIFTEEN (15) FEET IN WIDTH ALONG THE NORTHWESTERLY PROPERTY LINE, AS SHOWN ON PLAT RECORDED IN SLIDE NO. 2557/A OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS, AS SHOWN HEREON;
10E. UTILITY EASEMENT AND AERIAL EASEMENT TWENTY-FIVE (25) FEET IN WIDTH ALONG THE SOUTHEASTERLY PROPERTY LINE, AS SHOWN ON PLAT RECORDED IN SLIDE NO. 2557/A OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS, AS SHOWN HEREON;
10F. ACCESS EASEMENT TWENTY-FIVE (25) FEET IN WIDTH LOCATED NORTHWESTERLY OF AND ADJACENT TO THE ABOVE MENTIONED 25 FOOT UTILITY EASEMENT AND AERIAL EASEMENT, AS SHOWN ON PLAT RECORDED IN SLIDE NO. 2557/A OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS, AS SHOWN HEREON;
10G. BUILDING SET BACK LINE THIRTY-FIVE (35) FEET IN WIDTH ALONG THE SOUTHEASTERLY PROPERTY LINE, AS SHOWN ON PLAT RECORDED IN SLIDE NO. 2557/A OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS, AS SHOWN HEREON;
10H. BUILDING SET BACK LINE TEN (10) FEET IN WIDTH ALONG THE NORTHWESTERLY AND NORTHEASTERLY PROPERTY LINES, AS SHOWN ON PLAT RECORDED IN SLIDE NO. 2557/A OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS, AS SHOWN HEREON;
10I. CHANNEL EASEMENT TWENTY (20) FEET IN WIDTH ALONG THE SOUTHWESTERLY PROPERTY LINE, AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 201, PAGE 200 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND AS SHOWN ON PLATS RECORDED IN SLIDE NO(S). 2363/A AND 2557/A OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS, AS SHOWN HEREON;
10J. DRAINAGE EASEMENT GRANTED TO ENNIS M. COOLEY, TRUSTEE, AS SET FORTH AND DESCRIBED IN INSTRUMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2003135009, AS SHOWN HEREON;
10K. AN EASEMENT FOR UNDERGROUND TELECOMMUNICATION FACILITIES, GRANTED TO SOUTHWESTERN BELL TELEPHONE, L.P., AS SET FORTH AND DESCRIBED IN INSTRUMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2003052134. DOES NOT AFFECT;
10L. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN RESTRICTIVE COVENANT AGREEMENT BY AND BETWEEN S & Z DEVELOPMENT, A TEXAS LIMITED LIABILITY COMPANY AND SEAN PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, AS SET FORTH AND DESCRIBED IN INSTRUMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 201312760, AS SHOWN HEREON;
10M. AN EASEMENT BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION FOR TELECOMMUNICATIONS PURPOSES, GRANTED TO SPRINT COMMUNICATIONS COMPANY L.P., QWEST COMMUNICATIONS COMPANY, LLC N/K/A CENTURYLINK COMMUNICATIONS, LLC, LEVEL 3 COMMUNICATIONS, LLC, AND WITEL COMMUNICATIONS, INC., AS SET FORTH AND DESCRIBED IN INSTRUMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2015065772. BLANKET NOT PLOTTABLE;

BENCHMARK
ELEVATIONS SHOWN HEREON ARE BASED ON FORT BEND COUNTY MARKER NO. 335, NAVD88, ELEVATION OF 85.24 FEET.

SURVEYOR'S CERTIFICATION
I, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND COMPLETED ON THIS 08TH DAY OF DECEMBER, 2022 AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR CATEGORY 1A, CONDITION II SURVEY. THIS SURVEY IS CERTIFIED FOR BOUNDARY ONLY AND FOR THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY:
GF - ATCH2124709TH OF ALAMO TITLE INSURANCE COMPANY

Fred F. Lawton, Registered Professional Land Surveyor No. 5530



TOPOGRAPHIC AND BOUNDARY SURVEY OF
ALL OF RESERVE "A" OF RICHMOND LANDING II, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2557/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

ADDRESS: 0 U.S. HIGHWAY 90-A
RICHMOND, TEXAS 77469

SITE:
JOB NO: 2299-22T
DATE: 12-08-22

SCALE: 1" = 30'
SHEET 1 OF 1

Table with 2 columns: NO., DATE, DESCRIPTION. Includes revision history for the survey.

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
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