



BENCHMARK: NGS MONUMENT (LOGO)
 (M1214 PID - AW2364, STAMPED M1214 193, MC KEEVER
 ROAD AT TRAMELL-FRISNO ROAD EAST.
 ELEVATION = 65.10 FEET NAVD 1988, DATUM.
 LAT: 29°32'05" N
 LONG: 95°32'18" W

TBM = "X" CUT IN TOP OF CONCRETE
 S.E. PROPERTY CORNER
 ELEVATION = 67.17 FEET NAVD 88.

- LEGEND**
- SANITARY SEWER MANHOLE (SAN. M.H.)
 - STORM SEWER MANHOLE (STM. M.H.)
 - STORM SEWER INLET
 - ▲ FIRE HYDRANT (F.H.)
 - ◆ WATER VALVE (W.V.)
 - ◆ WATER METER (W.M.)
 - ◆ POWER POLE (P.P.)
 - ◆ DOWN GUY (D.G.)
 - ⬇ TRAFFIC SIGN (T.S.)
- F.B.C.M.R. INDICATES FORT BEND COUNTY MAP RECORDS.
 F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS.
 F.B.C.C.F. INDICATES HARRIS COUNTY DEED RECORDS.
 F.B.C.M.U.D. - FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT
 NO. - NUMBER
 NG - NATURAL GROUND
 N - NORTH
 S - SOUTH
 E - EAST
 W - WEST
 RCP - REINFORCED CONCRETE PIPE
 PVC - POLY VINYL CHLORIDE (PLASTIC PIPE)
 CPP - CORRUGATED PLASTIC PIPE
 HDPE - HIGH DENSITY POLYETHYLENE
 T/C - TOP OF CURB
 GUT - GUTTER
 B - BOLLARD
 C.O. - CLEANOUT
 G.I. - GRATE INLET
 TB - TOP OF BANK
 F/L - FLOWLINE
 C/L - CENTERLINE
 I.C.V. - IRRIGATION CONTROL VALVE
 (10c) - ITEMS LISTED ON SCH. B OF TITLE COMMITMENT
 CM - CONTROLLING MONUMENT

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT CONFORM TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 6, CONDITION 1 TOPOGRAPHIC SURVEY.

DATE: 14th DAY OF MAY, 2021

Michael A. Zumsteg
 MICHAEL A. ZUMSTEG
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5127

- NOTES:
- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE INFORMATION CONTAINED IN A TITLE INSURANCE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL COMPANY TITLE OF HOUSTON, INC. OF NO. 1806919, EFFECTIVE DATE OF AUGUST 19, 2018, ISSUED SEPT. 4, 2018.
 - 2) ALL BEARINGS ARE REFERENCED TO THE NORTHWEST LINE OF RESERVE "D", HERMAN HOSPITAL ESTATE LARGE ACREAGE TRACT PLAT AS RECORDED IN SLIDE NO. 1092-A F.B.C.P.R.
 - 3) THIS TRACT LIES IN ZONE "AE" AND DOES LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, COMMUNITY PANEL NO. 48157C0295L, DATED APRIL 4, 2014. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.
 - (10s) 4) SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THAT CERTAIN UTILITY DEVELOPMENT AGREEMENT WITH F.B.C.M.U.D. NO. 44, RECORDED UNDER F.B.C.C.F. NO. 2005085327, PARTIAL RELEASE F.B.C.C.F. NO. 2007010064.
 - 5) SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 48.
 - (10k) 6) SUBJECT TO TERMS AND PROVISIONS CONTAINED IN NON-EXCLUSIVE AGREEMENT RECORDED UNDER F.B.C.C.F. NO. 9212255.

TOPOGRAPHIC/UTILITY SURVEY OF
TRACT I, BEING 8.2267 ACRES (358,354 SQ. FT.)
AND TRACT II, BEING 0.3593 ACRE (15,649 SQ. FT.)
OF LAND, RECORDED UNDER F.B.C.C.F. NO.
2020016915 OF THE FORT BEND COUNTY DEED
RECORDS AND LOCATED IN THE ELIJAH ROARK
LEAGUE, A-77, FORT BEND COUNTY, TEXAS.

DATE: MAY, 2021 SCALE: 1" = 40'

CENTURY ENGINEERING, INC.
 3030 S. GESSNER BLVD. SUITE 100 HOUSTON, TEXAS 77063 (713) 780-8871
 Fax: 713-790-7662 Email: cna@centuryengineering.com

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S 63°20'44" W	64.83'
L2	N 89°49'54" W	48.48'
L3	N 89°49'54" W	73.56'

ACREAGE SYNOPSIS

TRACT	ACRES	SQ. FT.
TRACT I	8.2267 ACRES	358,354 SQ. FT.
TRACT II	0.3593 ACRE	15,649 SQ. FT.
TOTAL	8.5860 ACRES	374,003 SQ. FT.