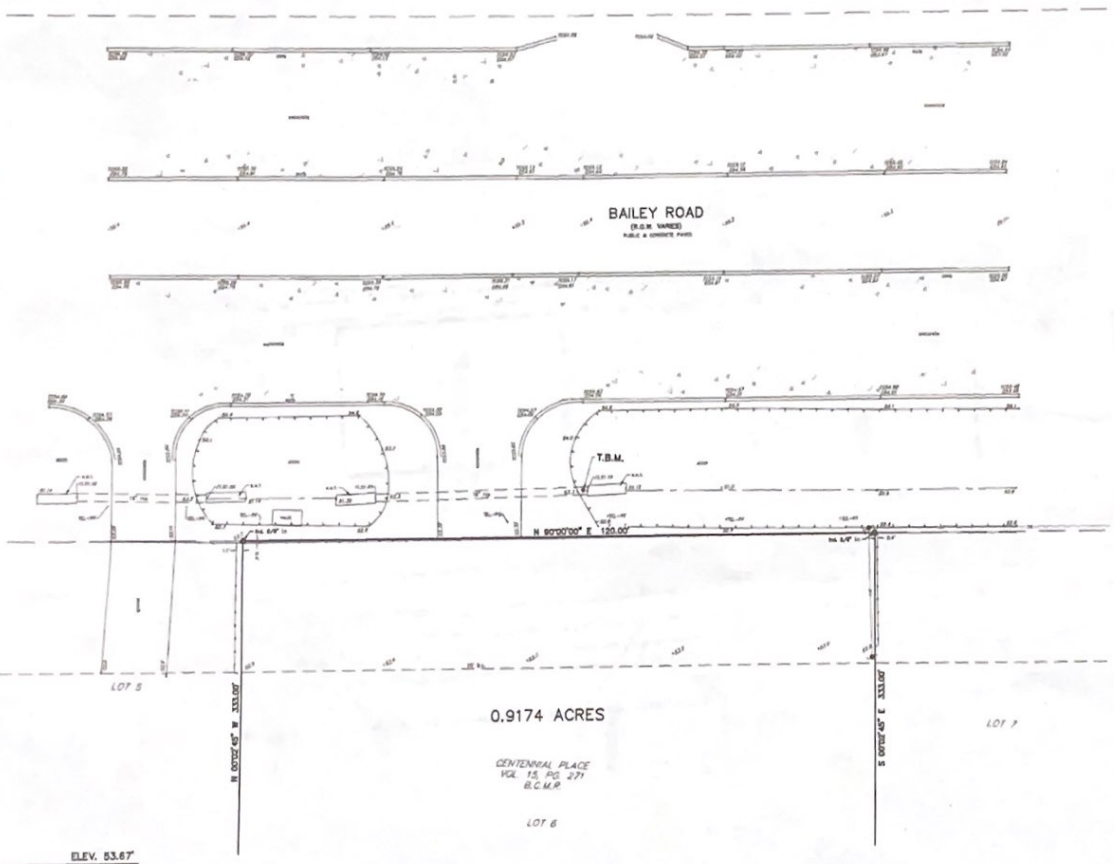

VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

B.L. = BUILDING LINE
B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.M.R. = BRAZORIA COUNTY MAP RECORDS
No. = NUMBER
P.O.B. = POINT OF BEGINNING
P.O. = POINT OF
R.O.W. = RIGHT OF WAY
VOL. = VOLUME
TEL-PED = TELEPHONE LINE PAINT STRIPE
TEL-PED = TELEPHONE LINE PIN FLAG
FND. = FOUND
I.R. = IRON ROD
T.B.M. = TEMPORARY BENCHMARK
FL = FLOWLINE
S.E.T. = SAFETY END TREATMENT

LEGEND

ELEVATION
TOP OF CURB
GUTTER
FLOWLINE
POWER POLE
TOP OF BANK
CENTERLINE OF DITCH
CHAIN LINK FENCE
OVERHEAD ELECTRIC LINE
CONCRETE

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 SUBDIVISION PLAT OF CENTENNIAL PLACE A SUBDIVISION RECORDED IN VOL. 15, PG. 272 OF THE B.C.M.R.
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.
5. THE TREE SPECIES AND SIZES SHOWN HEREON HAVE BEEN IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. THE SURVEYOR CAN NOT CERTIFY, NOR ATTEST, TO THE ACCURACY OF THESE NOTATIONS. IF CERTIFICATION OF THIS INFORMATION IS REQUIRED, PLEASE CONTACT A LICENSED URBAN FORESTER OR ARBORIST FOR CONFIRMATION.

BENCHMARK ELEV. 53.67'

BRAZORIA COUNTY DRAINAGE DISTRICT No. 4, BENCHMARK No. 94-16 BEING A BRASS DISC STAMPED BRAZORIA DRAINAGE DISTRICT No. 4 BM No. 94-16 SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AS COUNTY ROAD 197(FAIRFIELD DRIVE) AND MARY'S CREEK.
(NAVD 88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK (T.B.M.) ELEV. 53.36'

BEING A BOX CUT ON A HEAD WALL OF A CULVERT ON THE EAST SIDE OF THE SURVEYED ITEMONTE ACRES DRIVE, APPROXIMATELY 180' WEST OF THE SOUTHWEST INTERSECTION OF BAILEY ROAD AND ALLEN ROAD, AS SHOWN ON SURVEY.
(NAVD 88, 2001 ADJUSTMENT)

FLOOD STATEMENT: THIS FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THIS CITY OF MANVEL, BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480078, DATED DECEMBER 30, 2020, 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. 48039C0040F. SAID DETERMINATION WAS MADE BY SCALING THE PROPERTY ON THE ABOVE SITED FIRM MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. SURVEYOR STATES THAT 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.

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.

MICHAEL HALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.: 5785

PARTIAL TOPOGRAPHIC SURVEY
OF
0.9174 ACRES
BEING LOT 6 OF
CENTENNIAL PLACE
A SUBDIVISION RECORDED IN
VOL. 15, PG. 271, OF THE
B.C.M.R.
IN THE
H.T. & B.R.R. CO. SURVEY
ABSTRACT NO. 290
BRAZORIA COUNTY, TEXAS

REVISION DATE: 09/05/2021 ADJUST ELEVATIONS

DATE:	07/07/21
SCALE:	1" = 10'
BOOK NO.:	
DRAWN BY:	E.G.
CHECKED BY:	M.H.
PROJECT NO.:	CS 21127
DRAWING NO.:	1 OF 1

MICHAEL HALL 5785 REGISTERED PROFESSIONAL LAND SURVEYOR

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HOUSTON, TEXAS 77060
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Civil-Surv
Land Surveying, LLC
TBPELS Reg. No. 10118800
Email: [illegible]