

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
 - CIR - CAPPED IRON ROD
 - STST - STAMPED SOUTH TEXAS SURVEYING
 - FBCCF - FORT BEND COUNTY CLERKS FILE
 - FBCDR - FORT BEND COUNTY DEED RECORDS
 - FBCMR - 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
 - BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - CONCRETE
 - COVERED CONCRETE
 - OVERHEAD ELECTRIC LINES
 - WOOD FENCE
 - WROUGHT IRON FENCE
 - GUY WIRE
 - CATCH BASIN
 - CABLE BOX
 - ELECTRIC BOX
 - ELECTRIC MH
 - FIRE HYDRANT
 - FIBER OPTIC MARKER
 - FLAG POLE
 - GAS METER
 - GAS VALVE
 - CURB INLET
 - LIGHT POLE
 - MANHOLE
 - MONITORING WELL
 - PIPELINE MARKER
 - POWER POLE
 - SERVICE POLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - TELEPHONE PEDESTAL
 - TRANSFORMER
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL POLE
 - UNDERGROUND CABLE MARKER
 - WATER WELL
 - WATER METER
 - WATER VALVE
 - BENCHMARK

NO.	BEARING	LENGTH
L1	S 87°02'33" E	16.30'
L2	S 30°04'31" E	6.47'

- NOTES:**
- BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF N 19°02'33" E ALONG THE R.O.W. LINE OF TEXAS HIGHWAY 36.
 - 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. 2564312 OF STEWART TITLE GUARANTY COMPANY.
 - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 - 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.
 - SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 - 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 2025. ALL RIGHTS RESERVED.

SITE PHOTOGRAPH



FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 48157C 0400M, DATE 01-29-2021, 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.

TEXAS HIGHWAY 36
(PUBLIC RIGHT-OF-WAY)

SET 5/8" CIR STS

N 19°02'33" E 200.00'

N 67°36'27" E 273.53'

N 67°36'27" W 234.91'

N 47°59'52" W 224.03'

S 41°57'53" W 201.07'

WILLIAMS SCHOOL ROAD
(60' PUBLIC RIGHT-OF-WAY)

SURVEYOR'S CERTIFICATION
TO: ZAHANI PROPERTIES LLC AND OR ASSIGNS
PRIEST HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY
STEWART TITLE GUARANTY COMPANY

I, hereby certify that this survey was made on the ground and completed on this 25th day of March 2025 and that this plot 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 complies 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 2564312 of STEWART TITLE GUARANTY COMPANY

Fred W. Lawton, Registered Professional Land Surveyor No. 2321



SURVEY OF

LOTS 14, 15, 26 AND 27, IN BLOCK 2, OF SUNNYBROOK ACRES SUBDIVISION, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 338, PAGE 178 OF THE MAP/PLAT/OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

ADDRESS: 8915 TEXAS 36 NEEDVILLE, TEXAS 77461	REVISIONS:
SITE:	NO. DATE DESCRIPTION
JOB NO: 0520-25	
DATE: 04-09-25	
SCALE: 1" = 30'	
SHEET 1 OF 1	

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400