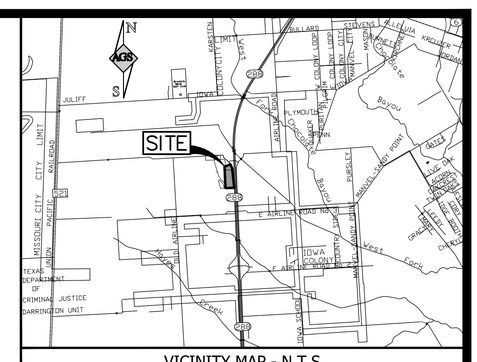
GENERAL NOTES:

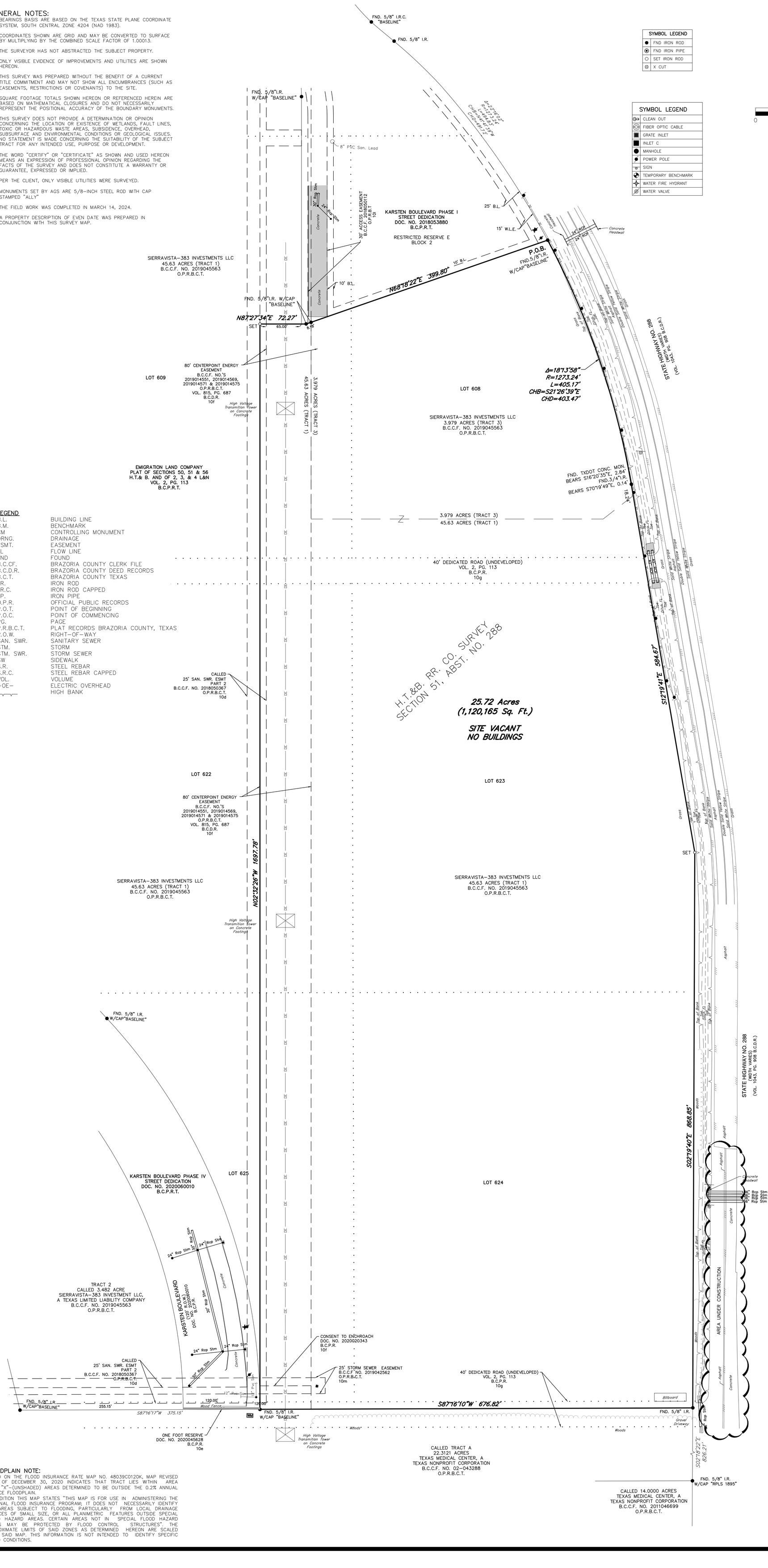
1. BEARINGS BASIS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD 1983).
2. COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00013.
3. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
4. ONLY VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES ARE SHOWN HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND MAY NOT SHOW ALL ENCUMBRANCES (SUCH AS EASEMENTS, RESTRICTIONS OR COVENANTS) TO THE SITE.
6. SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
7. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
9. PER THE CLIENT, ONLY VISIBLE UTILITIES WERE SURVEYED.
10. MONUMENTS SET BY AGS ARE 5/8-INCH STEEL ROD WITH CAP STAMPED "ALLY"
11. THE FIELD WORK WAS COMPLETED IN MARCH 14, 2024.
12. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY MAP.

SYMBOL LEGEND	
●	FND IRON ROD
⦿	FND IRON PIPE
○	SET IRON ROD
⊗	X CUT

SYMBOL LEGEND	
	CLEAN OUT
	FIBER OPTIC CABLE
	GRATE INLET
	INLET C
	MANHOLE
	POWER POLE
	SIGN
	TEMPORARY BENCHMARK
	WATER FIRE HYDRANT
	WATER VALVE

N
AGS
S
0 30 60 90 120
SCALE: 1" = 60'





METES AND BOUNDS OF
25.72 ACRES OF LAND SITUATED IN
THE H.T.&B. RR. CO. SURVEY, SECTION 51
ABSTRACT NO. 288
BRAZORIA COUNTY, TEXAS

BEING 25.72 ACRES (1,120,165 SQUARE FEET) OF LAND SITUATED IN THE H.T.&B. RR. CO. SURVEY, SECTION 51, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS AND BEING OUT OF AND PART OF LOTS 608, 609, 622, 623, 624 & 625 AND PORTIONS OF TWO 40-FOOT WIDE UNNAMED AND UNIMPROVED ROADS, OF THE EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L.&N., A SUBDIVISION RECORDED UNDER VOLUME 2, PAGE 133 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING ALL OF A CALLED 3.979 ACRES (TRACT 3) OF LAND AND OUT OF AND A PORTION OF A CALLED 45.63 ACRES (TRACT 1) OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS CONVEYED TO SIERRAVISTA-383 INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY AND RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2019045563 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.); SAID 12.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARING BASIS BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE NO. 4204 (NAD 1983)):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BASELINE" FOUND ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 (VARIABLE WIDTH AS RECORDED UNDER VOLUME 1043, PAGE 908 OF THE BRAZORIA COUNTY DEED RECORDS, TEXAS (B.C.D.R.T.)) AND BEING THE SOUTHEAST CORNER OF RESTRICTED RESERVE E, BLOCK 2, OF KARSTEN BOULEVARD PHASE I STREET DEDICATION AS RECORDED UNDER DOCUMENT NO. 2018053880 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF SAID 3.979 ACRE TRACT (TRACT 3) AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE BEGINNING OF A CURVE TO THE RIGHT FROM WHICH ITS RADIUS POINT BEARS SOUTH 59°26'23" WEST, 1273.24 FEET;

THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 AND THE EAST LINE OF SAID 3.979 ACRE TRACT (TRACT 3) AND SAID CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 405.17 FEET, A RADIUS DISTANCE OF 1273.24 FEET, HAVING A CENTRAL ANGLE OF 18°13'58", AND WHOSE CHORD BEARING AND DISTANCE BEARS SOUTH 21°26'38" EAST, 403.47 FEET TO A POINT OF TANGENCY, FROM WHICH A 3/4-INCH ROD FOUND BEARS SOUTH 70°19'49" EAST, 0.14 FEET AND A TXDOT CONCRETE MONUMENT FOUND BEARS SOUTH 16°20'35" EAST, 2.84 FEET;

THENCE, SOUTH 12°19'41" EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 AND THE EAST LINE OF SAID 3.979 ACRE TRACT (TRACT 3), PASS AT A DISTANCE OF 18.24 FEET THE SOUTHEAST CORNER OF SAID 3.979 ACRE TRACT (TRACT 3) AND THE NORTHEAST CORNER OF SAID 45.63 ACRE TRACT (TRACT 1), AND CONTINUING WITH THE EAST LINE OF SAID 45.63 ACRE TRACT (TRACT 1) FOR A TOTAL DISTANCE OF 584.67 FEET TO A 5/8-INCH STEEL ROD WITH CAP STAMPED "ALLY" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02°19'40" EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 AND THE EAST LINE OF SAID 45.63 ACRE TRACT (TRACT 1), A DISTANCE OF 868.85 FEET TO A 5/8-INCH STEEL ROD FOUND FOR THE NORTHEAST CORNER OF A CALLED 22.3121 ACRE TRACT (TRACT A) AS DESCRIBED IN A GIFT DEED AS CONVEYED TO TEXAS MEDICAL CENTER, A TEXAS NONPROFIT CORPORATION AS RECORDED UNDER B.C.C.F. NO. 02-043288 SAME BEING THE SOUTHEAST CORNER OF SAID 45.63 ACRE TRACT (TRACT 1) AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87°16'10" WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288 ALONG THE SOUTH LINE OF SAID 45.63 ACRE TRACT (TRACT 1), AND THE NORTH LINE OF SAID 22.3121 ACRE (TRACT A), A DISTANCE OF 676.82 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BASELINE" FOUND ON THE WEST LINE OF A 80-FOOT CENTERPOINT ENERGY EASEMENT AS RECORDED UNDER B.C.C.F. NO.'S 2019014551, 2019014569, 2019014571 & 2019014575 O.P.R.B.C.T. AND VOLUME 815, PAGE 687 B.C.D.R.T.) FOR THE SOUTHEAST CORNER OF KARSTEN BOULEVARD PHASE IV STREET DEDICATION AS RECORDER UNDER DOCUMENT NUMBER 202060010 OF THE BRAZORIA COUNTY PLAT RECORDS, SAME BEING THE SOUTHWEST CORNER OF SAID 45.63 ACRE TRACT (TRACT 1) AND OF THE HEREIN DESCRIBED TRACT

THENCE, NORTH 02°32'26" WEST, WITH THE WEST LINE OF SAID 80-FOOT CENTERPOINT ENERGY EASEMENT, AND THROUGH THE INTERIOR OF SAID 45.63 ACRE TRACT (TRACT 1), A DISTANCE OF 1,697.78 FEET TO A 5/8-INCH STEEL ROD WITH CAP STAMPED "ALLY" SET AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87°27'34" EAST, CROSSING THROUGH THE SAID 80-FOOT CENTERPOINT ENERGY EASEMENT, PASS AT A DISTANCE OF 65.00 FEET FOR THE SOUTHWEST CORNER OF UNRESTRICTED RESERVE E, BLOCK 2 OF KARSTEN BOULEVARD PHASE I STREET DEDICATION SUBDIVISION AND BEING A CORNER ON THE EAST LINE OF SAID 45.63 ACRE TRACT (TRACT 1), AND CONTINUING WITH THE SOUTH LINE OF UNRESTRICTED RESERVE E AND THE EAST LINE OF SAID 45.63 ACRE TRACT (TRACT 1), FOR A TOTAL DISTANCE OF 72.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BASELINE" FOUND FOR AN ANGLE POINT;

THENCE, NORTH 68°18'22" EAST, CONTINUING WITH THE SOUTH LINE OF UNRESTRICTED RESERVE E AND THE EAST LINE OF SAID 45.63 ACRE TRACT (TRACT 1), PASS AT A DISTANCE OF 8.18 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "BASELINE" FOUND AND BEING THE NORTHWEST CORNER OF SAID 3.979 ACRE TRACT (TRACT 3), AND CONTINUING WITH THE NORTH LINE OF SAID 3.979 ACRE TRACT (TRACT 3) AND THE SOUTH LINE OF UNRESTRICTED RESERVE E FOR A TOTAL DISTANCE OF 399.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.72 ACRES (1,120,165 SQUARE FEET) OF LAND.

LEGEND

B.L.	BUILDING LINE
B.M.	BENCHMARK
CM	CONTROLLING MONUMENT
DRNG.	DRAINAGE
ESMT.	EASEMENT
FL	FLOW LINE
FND	FOUND
B.C.CF.	BRAZORIA COUNTY CLERK FILE
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
B.C.T.	BRAZORIA COUNTY TEXAS
I.R.	IRON ROD
I.R.C.	IRON ROD CAPPED
I.P.	IRON PIPE
O.P.R.	OFFICIAL PUBLIC RECORDS
P.O.T.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
PG.	PAGE
P.R.B.C.T.	PLAT RECORDS BRAZORIA COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
SAN. SWR.	SANITARY SEWER
STM.	STORM
STM. SWR.	STORM SEWER
SW	SIDEWALK
S.R.	STEEL REBAR
S.R.C.	STEEL REBAR CAPPED
VOL.	VOLUME
-OE-	ELECTRIC OVERHEAD
	HIGH BANK

TITLE COMMITMENT:

THIS SURVEY WAS PERFORMED IN CONNECTION WITH A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF NO. ch-7660-10766023002265L WITH AN EFFECTIVE DATE OF MARCH 14, 2024, ISSUED MARCH 19, 2024. RELIANCE BY THE SURVEYOR HAS BEEN MADE UPON SAID TITLE COMMITMENT AS BEING ACCURATE AND COMPLETE. NO EASEMENTS, OTHER THAN THOSE REFERENCED IN TITLE COMMITMENT OR SPECIFICALLY ADDRESSED HEREON HAVE BEEN REVIEWED BY THE SURVEYOR.

1. RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT:
   RECORDING DATE: SEPTEMBER 16, 2019
   RECORDING NO: 2019045563.

10d SANITARY SEWER EASEMENT (2.746 ACRES – PART 2), GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED SEPTEMBER 25, 2018, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2018050367 AS AMENDED UNDER CLERK'S NUMBER 2019040214 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)

10e A ONE-FOOT RESERVE (BUFFER SEPARATION AT END OF KARSTEN BLVD.) DEDICATED TO THE PUBLIC, IN FEE, BETWEEN THE SIDES OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED, OR RE-SUBDIVIDED, IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, OR SUCCESSORS, AS SHOWN ON THE FOLLOWING;

   1) KARSTEN BOULEVARD PHASE II, UNDER DOCUMENT NUMBER 2019005372; (DOES NOT AFFECT SUBJECT TRAT)
   2) KARSTEN BOULEVARD PHASE III, UNDER DOCUMENT NUMBER 2020045628; (DOES NOT AFFECT SUBJECT TRACT) A AND
   3) KARSTEN BOULEVARD PHASE IV, UNDER DOCUMENT NUMBER 2020060010, (DOES NOT AFFECT SUBJECT TRACT) ALL OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

10f AN EASEMENT TWENTY-FIVE (25) FEET IN WIDTH, GRANTED TO HOUSTON LIGHTING AND POWER COMPANY, AS SET OUT BY INSTRUMENT(S) DATED FEBRUARY 14, 1941, RECORDED IN VOLUME 815, PAGE 686 AND DATED FEBRUARY 24, 1941, RECORDED IN VOLUME 815, PAGE 687 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; AND AS SHOWN ON THE PLAT IN DOCUMENT NUMBER 2018053880 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)

EASEMENT AMENDMENT(S) DATED MARCH 4, 2019, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2019014569 AND UNDER 2019014571, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)

CONSENT TO ENCROACHMENT, DATED APRIL 20, 2020, GRANTED BY CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, FILED FOR RECORD ON APRIL 23, 2020, UNDER CLERK'S FILE NUMBER 2020020343 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)

10g ROAD EASEMENTS RUNNING THROUGH THE SUBJECT PROPERTY, AS SHOWN BY THE PLAT RECORDED IN VOLUME 2, PAGE 113 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)

10h SANITARY SEWER EASEMENT GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED MARCH 29, 2018, FILED FOR RECORDED UNDER CLERK'S FILE NO. 2018017481, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)

10i STORM SEWER EASEMENT GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED MARCH 29, 2018, FILED FOR RECORDED UNDER CLERK'S FILE NO. 2018017482, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT RACT)

10j WATER LINE EASEMENT GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED SEPTEMBER 28, 2018, FILED FOR RECORDED UNDER CLERK'S FILE NO. 2018050348, AS AMENDED UNDER CLERK'S NUMBER 2019042564 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT RACT)

10k STORM SEWER EASEMENT(S), BEING 0.0092 ACRE (20' X 20') EASEMENTS AT THREE (3) SEPARATE LOCATIONS, GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED JUNE 27, 2019, FILED FOR RECORDED UNDER CLERK'S FILE NO. 2019031215 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)

10l TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN ACCESS EASEMENT DATED SEPTEMBER 27, 2018, BY AND BETWEEN 288 PROJECT, LTD., AND LAND TEJAS STERLING LAKES SOUTH, LLC, PERTAINING TO THE THIRTY (30) FOOT WIDE ACCESS EASEMENT, NORTHERLY OF AND ADJOINING THE HEREIN DESCRIBED TRACT 1 AND FOR THE BENEFIT OF THE HEREIN DESCRIBED TRACT 3, FILED FOR RECORD ON SEPTEMBER 28, 2018, UNDER CLERK'S FILE NUMBER 2018050112 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)

10m STORM SEWER EASEMENT (0.3684 ACRE) GRANTED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32, AS SET OUT BY INSTRUMENT DATED AUGUST 22, 2019, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2019042562 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN ON SURVEY)

10u THE LAND HAS FRONTAGE OR ABUTS STATE HIGHWAY 288 (SOUTH FREEWAY), WHICH IS A CONTROLLED ACCESS HIGHWAY. THIS POLICY DOES NOT INSURE AGAINST THE EXERCISE OF POWER BY COMPETENT GOVERNMENTAL AUTHORITY TO LIMIT, CONTROL OR DENY ACCESS, INGRESS OR EGRESS TO THE LAND FROM SAID HIGHWAY OR SERVICE ROAD WHICH THE LAND ABUTS, NOR DOES IT INSURE THAT THE INSURED HAS OR SHALL CONTINUE TO HAVE ACCESS, INGRESS OR EGRESS FROM SUCH PROPERTY TO AND FROM SAID HIGHWAY AND SERVICE ROAD.

10v SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 32.

10w ANNEXATION INTO THE CITY OF IOWA COLONY, TEXAS, BY ORDER NO. 2017-07, FILED FOR RECORD ON FEBRUARY 7, 2023, UNDER CLERK'S FILE NUMBER 2023005439, REAFFIRMED AND RATIFIED UNDER CLERK'S FILE NUMBER 2023012501, OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

CERTIFY TO:
PNC BANK, NATIONAL ASSOCIATION, AND EACH SUCCESSOR IN OWNERSHIP OF THE INDEBTEDNESS SECURED BY THE INSURED MORTGAGE, EXCEPT A SUCCESSOR WHO IS AN OBLIGOR UNDER THE PROVISIONS OF SECTION 12 (C) OF THE CONDITIONS, DURDIN FAMILY PROPERTIES, LLC, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

I, DANIEL PAUL COYER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 14, 2024. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY.

Daniel Paul Coyer
DANIEL PAUL COYER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4867

DATE OF MAP: MARCH 21, 2024

STATE OF TEXAS REGISTERED DANIEL PAUL COYER 4867 PROFESSIONAL LAND SURVEYOR
03/21/2024
DPC

FLOODPLAIN NOTE:

BASED ON THE FLOOD INSURANCE RATE MAP NO. 48039C0120K, MAP REVISED DATE OF DECEMBER 30, 2020 INDICATES THAT TRACT LIES WTHIN AREA ZONE "X"-(UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

IN ADDITION THIS MAP STATES "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES". THE APPROXIMATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

BOUNDARY SURVEY OF 25.72 ACRES OF LAND BEING OUT OF THE H.T.&B. RR. CO. SURVEY SECTION 51 ABSTRACT NO. 288 BRAZORIA COUNTY, TEXAS

BCAD APPRAISAL PROPERTY NO: 681252
COUNTY ROAD 48 & 56, TEXAS 77583

AGS ENGINEERING & CONSTRUCTION
Ally General Solutions, LLC
dba AGS Engineering & Construction
7070 W. 43rd St. Ste. 203
Houston, Texas 77092
Phone: (281) 888-7682
TX Engineer Firm No. 13574
TBPELS Firm No. 10194392
Certified: DBE/SBE/MBE/HUB/8(A)

Drawing By: A.F	Date: 03/21/2024	Scale: 1"=60
Checked By: JM	F.B.:	Sheet No. 1 of 1
Project No: 0133-014-23	Drawing Name: 02_0133-014-23-Civil-Con - Manvel Kig_26 Ac.dwg	