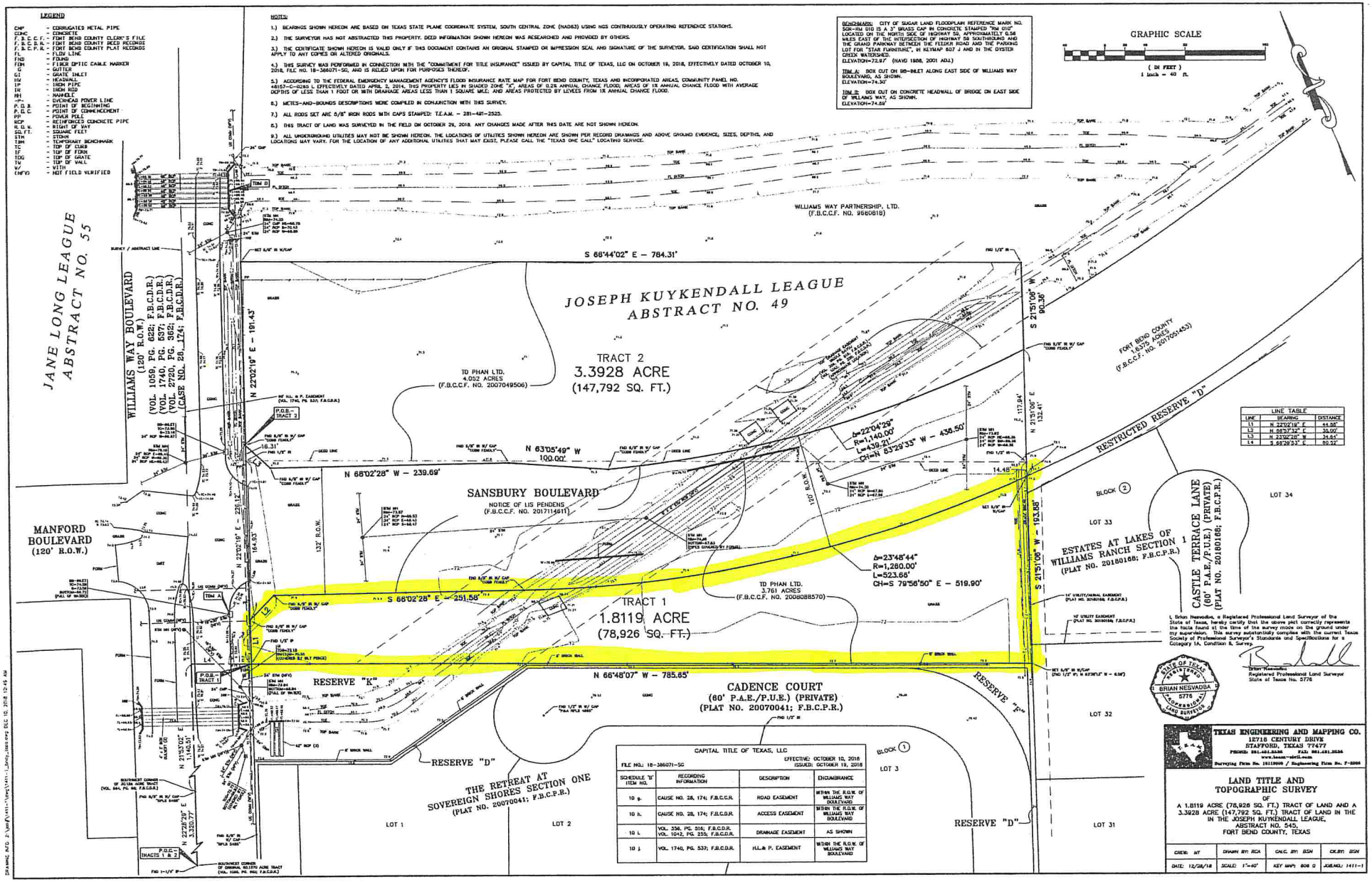
LEGEND
CMP - CORRUGATED METAL PIPE
CONC - CONCRETE
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
FL - FLOW LINE
FND - FOUND
FON - FIBER OPTIC CABLE MARKER
G - GUTTER
GI - GRATE INLET
HW - HEADWALL
IP - IRON PIPE
IR - IRON ROD
MH - MANHOLE
OHP - OVERHEAD POWER LINE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
PP - POWER POLE
RCP - REINFORCED CONCRETE PIPE
R.O.W. - RIGHT OF WAY
SQ.FT. - SQUARE FEET
STM - STORM
TBM - TEMPORARY BENCHMARK
TC - TOP OF CURB
TF - TOP OF FERN
TOG - TOP OF GRATE
TW - TOP OF WALL
W - WITH
(NFV) - NOT FIELD VERIFIED
NOTES:
1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY OTHERS.
3.) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
4.) THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE "COMMITMENT FOR TITLE INSURANCE" ISSUED BY CAPITAL TITLE OF TEXAS, LLC ON OCTOBER 19, 2018, EFFECTIVELY DATED OCTOBER 10, 2018, FILE NO. 18-386071-SG, AND IS RELIED UPON FOR PURPOSES THEREOF.
5.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0285 L EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN SHADED ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
6.) METES-AND-BOUNDS DESCRIPTIONS WERE COMPILED IN CONJUNCTION WITH THIS SURVEY.
7.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525.
8.) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON OCTOBER 24, 2018. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.
9.) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN HEREON. THE LOCATIONS OF UTILITIES SHOWN HEREON ARE SHOWN PER RECORD DRAWINGS AND ABOVE GROUND EVIDENCE. SIZES, DEPTHS, AND LOCATIONS MAY VARY. FOR THE LOCATION OF ANY ADDITIONAL UTILITIES THAT MAY EXIST, PLEASE CALL THE "TEXAS ONE CALL" LOCATING SERVICE.
BENCHMARK: CITY OF SUGAR LAND FLOODPLAIN REFERENCE MARK NO. SGR-RM 010 IS A 3" BRASS CAP IN CONCRETE STAMPED "RM 010" LOCATED ON THE NORTH SIDE OF HIGHWAY 59, APPROXIMATELY 0.56 MILES EAST OF THE INTERSECTION OF HIGHWAY 59 SOUTHBOUND AND THE GRAND PARKWAY BETWEEN THE FEEDER ROAD AND THE PARKING LOT FOR "STAR FURNITURE", IN KEYMAP 607 J AND IN THE OYSTER CREEK WATERSHED.
ELEVATION=72.92' (NAVD 1988, 2001 ADJ.)
TBM A: BOX CUT ON DB-INLET ALONG EAST SIDE OF WILLIAMS WAY BOULEVARD, AS SHOWN.
ELEVATION=74.30'
TBM B: BOX CUT ON CONCRETE HEADWALL OF BRIDGE ON EAST SIDE OF WILLIAMS WAY, AS SHOWN.
ELEVATION=74.88'
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
JANE LONG LEAGUE ABSTRACT NO. 55
JOSEPH KUYKENDALL LEAGUE ABSTRACT NO. 49
WILLIAMS WAY BOULEVARD (120' R.O.W.) (VOL. 1059, PG. 622; F.B.C.D.R.) (VOL. 1740, PG. 537; F.B.C.D.R.) (VOL. 2720, PG. 362; F.B.C.D.R.) (CASE NO. 28,174; F.B.C.P.R.)
MANFORD BOULEVARD (120' R.O.W.)
SANSBURY BOULEVARD
NOTICE OF LIS PENDENS (F.B.C.C.F. NO. 2017114611)
WILLIAMS WAY PARTNERSHIP, LTD. (F.B.C.C.F. NO. 9680818)
TD PHAN LTD. 4.052 ACRES (F.B.C.C.F. NO. 2007049506)
TD PHAN LTD. 3.761 ACRES (F.B.C.C.F. NO. 2008088570)
FORT BEND COUNTY 1.635 ACRES (F.B.C.C.F. NO. 2017054453)
TRACT 2
3.3928 ACRE
(147,792 SQ. FT.)
TRACT 1
1.8119 ACRE
(78,926 SQ. FT.)
RESERVE "K"
RESERVE "D"
RESTRICTED RESERVE "D"
CADENCE COURT
(60' P.A.E./P.U.E.) (PRIVATE)
(PLAT NO. 20070041; F.B.C.P.R.)
CASTLE TERRACE LANE
(60' P.A.E./P.U.E.) (PRIVATE)
(PLAT NO. 20180166; F.B.C.P.R.)
ESTATES AT LAKES OF WILLIAMS RANCH SECTION 1
(PLAT NO. 20180166; F.B.C.P.R.)
THE RETREAT AT SOVEREIGN SHORES SECTION ONE
(PLAT NO. 20070041; F.B.C.P.R.)
S 66°44'02" E - 784.31'
N 22°02'19" E - 191.43'
N 68°02'28" W - 239.69'
N 63°05'49" W 100.00'
S 68°02'28" E - 251.58'
N 66°48'07" W - 785.65'
S 21°51'06" W 90.36'
N 21°51'06" E 132.41'
S 21°51'06" W - 193.68'
Δ=22°04'29" R=1,140.00' L=439.21' CH=N 83°29'33" W - 436.50'
Δ=23°48'44" R=1,260.00' L=523.66' CH=S 79°56'50" E - 519.90'
LINE TABLE
L1 | N 22°02'19" E | 44.58'
L2 | N 66°57'34" E | 35.00'
L3 | N 23°02'26" W | 34.44'
L4 | S 66°39'53" E | 90.22'
CAPITAL TITLE OF TEXAS, LLC
FILE NO.: 18-386071-SG
EFFECTIVE: OCTOBER 10, 2018
ISSUED: OCTOBER 19, 2018
SCHEDULE "B" ITEM NO. | RECORDING INFORMATION | DESCRIPTION | ENCUMBRANCE
10 g. | CAUSE NO. 28, 174; F.B.C.C.R. | ROAD EASEMENT | WITHIN THE R.O.W. OF WILLIAMS WAY BOULEVARD
10 h. | CAUSE NO. 28, 174; F.B.C.D.R. | ACCESS EASEMENT | WITHIN THE R.O.W. OF WILLIAMS WAY BOULEVARD
10 i. | VOL. 356, PG. 516, F.B.C.D.R. VOL. 1042, PG. 255; F.B.C.D.R. | DRAINAGE EASEMENT | AS SHOWN
10 j. | VOL. 1740, PG. 537; F.B.C.D.R. | H.L.& P. EASEMENT | WITHIN THE R.O.W. OF WILLIAMS WAY BOULEVARD
I, Brian Nesvadba, 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. This survey substantially complies with the current Texas Society of Professional Surveyor's Standards and Specifications for a Category 1A, Condition II, Survey.
Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776
STATE OF TEXAS REGISTERED BRIAN NESVADBA 5776 PROFESSIONAL LAND SURVEYOR
TEXAS ENGINEERING AND MAPPING CO.
12715 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2526
www.team-civil.com
Surveying Firm No. 10113000 / Engineering Firm No. F-2086
LAND TITLE AND TOPOGRAPHIC SURVEY
OF
A 1.8119 ACRE (78,926 SQ. FT.) TRACT OF LAND AND A 3.3928 ACRE (147,792 SQ. FT.) TRACT OF LAND IN THE JOSEPH KUYKENDALL LEAGUE, ABSTRACT NO. 545, FORT BEND COUNTY, TEXAS
CHKD: MT | DRAWN BY: RCA | CALC. BY: BSN | CK.BY: BSN
DATE: 12/28/18 | SCALE: 1"=40' | KEY MAP: 606 Q | JOB NO.: 1411-1
DRAWING NO.: J:\pw\FY1411-1\proj\1411-1_Surv_base.mxd DEC 10, 2018 10:46 AM