

ZEPHYR LANE (60' R.O.W.)  
(PLAT NO. 20180091, F.B.C.P.R.)

LEE R. HANZIK IRREVOCABLE TRUST  
DATED: 01-29-2014  
TRACT 3  
CALLED 13.4518 ACRES  
(F.B.C.C.F.N. 2014046870)

FND 5/8" IP  
NORTHEAST CORNER OF  
CALLED 15.00 ACRES  
TRACT NO. 1 &  
WEST CORNER OF  
CALLED 9.583 ACRES  
TRACT NO. 2  
OF THE ORIGINAL FRANK  
WYGRYS, SR. 77.66 ACRES

FAIRHAVEN VILLAGE  
SECTION 9  
(PLAT NO. 20180091, F.B.C.P.R.)

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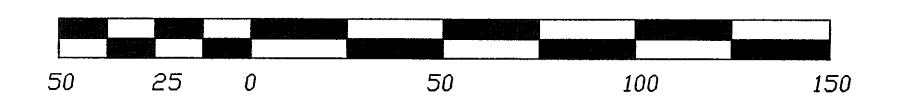
FAIRHAVEN VILLAGE  
SECTION 8  
(PLAT NO. 20170122, F.B.C.P.R.)

N 42°28'52" E 731.55'

(CALLED S42°31'31"W)  
(CALLED N45°20'50"E 732.86")  
(CALLED N45°15'52"E 488.83")

CALLLED 0.2784 ACRES  
RESTRICTED RESERVE "A"  
(RESTRICTED TO UTILITY/DRAINAGE USE)

FND 5/8" IRC  
"MILLER"  
(S42°W, 1.14')  
FND 5/8" IRC  
"1535-4035"  
(N43°E, 0.95')



- NOTES:
- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD '83
  - THIS PROPERTY LIES IN UNSHADED ZONE "X" AS PER THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 480228 0240 L, EFFECTIVE DATE APRIL 2, 2014.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THE SURVEYOR HAS NOT ATTEMPTED TO ABSTRACT THE PROPERTY, EASEMENTS, SETBACK LINES, AND AGREEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.
  - THERE IS ALSO A SEPARATE SIGNED AND SEALED METES AND BOUNDS DESCRIPTION FOR THIS PARCEL WHICH IS A PART OF THIS SURVEY, ISSUED ON EVEN DATE HERewith.
  - THIS PROPERTY IS SUBJECT TO THE RESTRICTIONS SET FORTH IN VOL. 440, PG. 276, F.B.C.D.R.
  - BY MERGER THIS EASEMENT MAY CEASE TO EXIST.
  - THE SUBJECT 9.539 ACRE TRACT IS ALL OF THE CALLED 9.583 ACRE FREDDIE WYGRYS TRACT NO. 2 IN THE PARTITION OF THE FRANK WYGRYS, SR. CALLED 77.44 ACRE TRACT, VOL. 440, PG. 276, F.B.C.D.R.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way of which I have knowledge or have been advised, except as shown hereon, and that said property has access to and from a dedicated roadway.

Dated this the 22nd day of September, 2022.

Randy S. McClendon  
Registered Professional Land Surveyor  
Texas Registration No. 4079



NOTE: Without an original signature, this product is strictly preliminary, and shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

PLAT OF SURVEY

9.576 AC. (417,119 SQ. FT.)  
BEING ALL OF  
CALLED 1.5966 ACRES  
(F.B.C.C.F.N. 2005092033) &  
CALLED 1.5966 ACRES  
(VOL. 2131, PG. 23, F.B.C.D.R.) &  
CALLED 6.3866 ACRES  
(F.B.C.C.F.N. 9546444)  
G.S. PENTECOST LABOR SURVEY, A-298  
FORT BEND COUNTY, TEXAS

**TEJAS SURVEYING**  
FIRM NO. 10194739  
1810 FIRST OAKS STREET, SUITE 220  
RICHMOND, TEXAS 77406  
A PEDRAZA SURVEYING, LLC COMPANY WEBSITE: MRSURVEYOR.COM

SCALE: 1"=50'	FIELD BOOK: 21-04	DATE: 10-10-2022
GF NO. XXXXXXXXX	3222 Lottie Ln., Rosenberg, Tx 77471	
PHONE: (281) 240-9099	CAD FILE: TF\44\44-2241	JOB NO. 44-2241



**LEGEND**

○ FND	PROPERTY CORNER	=====	WOOD FENCE
○ SET	FOUND MONUMENTATION	=====	BARBED WIRE FENCE
○ PPO	SET MONUMENTATION W/CAP	=====	CHAIN LINK FENCE
○ GUY	POWER POLE	=====	WROUGHT IRON FENCE
○ MH	GUY WIRE	=====	OVERHEAD ELECTRIC
○ C.O.	MANHOLE	=====	SANITARY SEWER LINE
○ CH	CLEANOUT	=====	STORM SEWER LINE
○ WV	WATER VALVE	=====	WATERLINE
○ FH	FIRE HYDRANT	=====	GAS LINE
○ WM	WATER METER	=====	TELEPHONE LINE
Tel Box	PHONE EQUIPMENT	=====	EASEMENT
TV	CABLE EQUIPMENT	=====	AERIAL EASEMENT
Lt Std	LIGHT STANDARD	=====	BUILDING LINE
Lt	LIGHT	=====	PARKING SETBACK
▲	TRAFFIC SIGN	=====	CENTER OF SWALE
●	TREE	=====	TOP OF BANK
○	PIPE BOLLARD	=====	EXIST. NATURAL GROUND ELEVATION
○	PIPELINE MARKER	=====	EXIST. ASPHALT OR CONCRETE ELEVATION
=====	CURB LINE	=====	TOP OF CURB ELEVATION
=====	EDGE ASPHALT	=====	GUTTER ELEVATION
=====	CURB INLET	=====	
=====	AREA INLET	=====	
=====	EDGE OF BUILDING	=====	