

CURVE TABLE		
#	RADIUS	ARC LENGTH
C1	135.00'	242.42'

LINE TABLE		
#	BEARING	DISTANCE
L1	N 87° 46' 44" W	20.96'
L2	N 50° 25' 15" W	355.68'

ALLEN JOSEPH & MELISSA STARR
CALLED 6.7861 ACRES
CCFN 2020172564
O.P.R.F.B.C.

BLOCK 2
LOT 1

N 39° 34' 45" E - 624.23'

BLOCK 2
LOT 2

150' BRAZOS RIVER BUILDING SETBACK
(PER DEED RESTRICTION)

RIVERLAKE ROAD
(135' RADIUS)

TBM NO. 1
PK NAIL
ELEV=106.60'

BLOCK 2
LOT 11

S 58° 58' E - 443.32'

S 65° 53' 22" W - 349.64'

BRAZOS RIVER



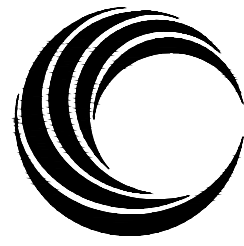
SCALE: 1" = 80'

LEGAL DESCRIPTION:

LOT 2, BLOCK 2, OF THE FULLBROOK, SECTION 6 "A", A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT No. 20190111, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

PREPARED EXCLUSIVELY FOR: JOHN PIEHL
PROPERTY LOCATED AT: RIVERLAKE RD.
OUTSIDE THE CITY LIMITS OF FULSHEAR, TEXAS

JOB# 22-0476
DRAWN BY AMC
REVISED BY BAM



COBALT
ENGINEERING AND INSPECTIONS, LLC

TBPE REG. #: 17742 / TBPLS REG. #: 10194581

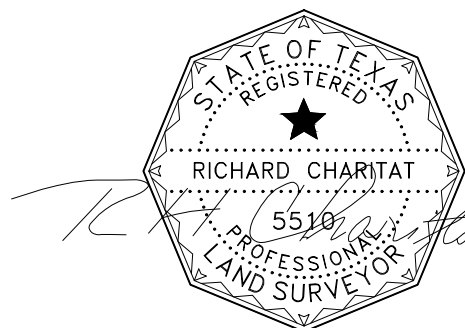
12005 DELANY ROAD ° LA MARQUE, TEXAS 77568 ° 409-354-5925

LEGEND

--- WOOD FENCE	(GM) GAS METER(GM)	(LP) LIGHT POLE(LP)	CMP = CORRUGATED METAL PIPE
--- CHAIN-LINK	(MB) MAIL BOX(MB)	(WW) WATER WELL(WW)	RCP = REINFORCED CONCRETE PIPE
--- IRON FENCE	(FH) FIRE HYDRANT(FH)	(TP) TRAFFIC SIGNAL POLE(TSP)	PVC = POLYVINYL CHLORIDE PIPE
--- PIPELINE	(WM) WATER METER(WM)	(CO) CLEAN OUT(CO)	CPP = CORRUGATED PLASTIC PIPE
--- BUILDING LINE	(WV) WATER VALVE(WV)	(CB) COMMUNICATIONS BOX(CB)	S.S.E. = SANITARY SEWER EASEMENT
--- EASEMENT LINE	(GI) GRATE INLET(GI)	(PP) POWER POLE(PP)	STM.S.E. = STORM SEWER EASEMENT
--- OVERHEAD POWER	(SAN) SANITARY MANHOLE(SAN.M.H.)	(UP) UTILITY POLE(UP)	A.E. = AERIAL EASEMENT
(STM) STORM MANHOLE(S.M.H.)	(SP) SERVICE POLE(SP)	(EB) ELECTRIC BOX(EB)	B.C. = BACK OF CURB
(PV) PRESSURE VALVE(PV)	(EM) ELECTRIC METER(EM)	(X) SPOT ELEVATION(SE)	B.L. = BUILDING LINE
CNF COULD NOT FIND			D.E. = DRAINAGE EASEMENT
			F.F.E. = FINISH FLOOR ELEV.
			G.U. = GUTTER
			I.P. = IRON PIPE
			I.R. = IRON ROD
			R.O.W. = RIGHT-OF-WAY
			T.B.M. = TEMPORARY BENCHMARK
			U.E. = UTILITY EASEMENT
			W.L.E. = WATER LINE EASEMENT
			CP = CONTROL POINT

GENERAL NOTES:

1. THE LEGAL DESCRIPTION, PROPERTY LINES, & SIMILAR INFORMATION SHOWN HEREIN ARE DERIVED FROM THE RECORDED PLAT AS SHOWN OR FROM READILY AVAILABLE RECORDED DOCUMENTS. THE INTENT OF THIS DRAWING IS TO LOCATE IMPROVEMENTS WITHIN THE PROPERTY LINES FOR FUTURE CONSTRUCTION PURPOSES.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (NAD 83) FOR HORIZONTAL CONTROL.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PER CLIENT REQUEST.
4. ALL EASEMENTS AND BUILDING SETBACK LINES PER PLAT OR ORDINANCE UNLESS NOTED OTHERWISE.
5. IF SHOWN, TBM AND OR SPOT ELEVATIONS SHOWN HEREON ARE BASED ON TOPNET LIVE - RTK + SOUTHEAST.(NAVd88)



Richard Charitat
RPLS 5510

04/07/2022

THIS DRAWING REPRESENTS THE ON-SITE, GROUND CONDITIONS FOUND DURING THE COURSE OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION ON 05/18/2022. THIS DRAWING SOLELY REPRESENTS ONSITE GROUND CONDITIONS AND PREVIOUSLY RECORDED INFORMATION. COBALT ASSUMES NO RESPONSIBILITY OR GUARANTEE FOR USE OF THIS DRAWING BEYOND ITS INTENDED PURPOSE.

REVISION 1 - UPDATED BRAZOS RIVER SETBACK
REVISION 2 - UPDATED TREES
REVISION 3 - ADDED TREE