

SCALE: 1"=20'-0"

**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK NGS NO. AW5683, NAVD88, ELEVATION OF 48.10 FEET.

**HACKBERRY RUN**  
(70' PUBLIC RIGHT-OF-WAY)

N 69°00'00" E 165.90'

16' UTILITY ESMT

4' GAS EASEMENT

S 21°00'00" E 295.09'

**LOT 14**  
BLOCK 2

N 21°00'00" W 269.19'

S 68°37'13" W 165.90'

SHADOW POND  
PLAT NO. 2020043784  
B.C.P.R.

12' DRAINAGE ESMT PLAT NO.  
2020043784, B.C.P.R.

**LEGEND:**

- AE - AERIAL EASEMENT
- BL - BUILDING LINE
- ESMT - EASEMENT
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- CIR - CAPPED IRON ROD
- "STS" - STAMPED SOUTH TEXAS SURVEYING
- HCCF - HARRIS COUNTY CLERKS FILE
- HCDR - HARRIS COUNTY DEED RECORDS
- HCMR - HARRIS COUNTY MAP RECORDS
- ⊕ - BENCHMARK

**NOTES:**

1. BEARING BASIS IS UPON A G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF S 69°00'00" W, ALONG THE R.O.W. LINE OF HACKBERRY RUN.
2. 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. CTH-FRW-CTT22761652LD OF CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: JULY 18, 2022.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. 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.
5. 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 2022. ALL RIGHTS RESERVED.

**SURVEYOR'S CERTIFICATION**

TO: CHICAGO TITLE INSURANCE COMPANY  
SAVANNAH PLANTATION DEVELOPMENT, LP  
SAVANNAH PLANTATION HOMES, LTD  
SOUTH TRUST BANK

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF CTH-FRW-CTT22761652LD of CHICAGO TITLE INSURANCE COMPANY



Fred W. Lawton Registered Professional Land Surveyor No. 2321

**TOPOGRAPHIC & BOUNDARY SURVEY OF**

LOT 14, BLOCK 2, OF FINAL PLAT OF SHADOW POND PHASE 2, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. 2022025530, OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

ADDRESS: 2711 HACKBERRY RUN DRIVE, ALVIN, TEXAS 77511  
PURCHASER: SAVANNAH PLANTATION DEVELOPMENT, LP AND SAVANNAH PLANTATION HOMES, LTD



**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

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DRAWN BY: TN.

DATE: 08-08-22

CHECKED BY:

SCALE: 1"=20'

JOB NO.: 1531-22

SHEET 1 OF 1

**JOB NO: 1531-22**

PROPERTY LIES WITHIN FLOOD ZONE X & AE, ACCORDING TO F.I.R.M. MAP NO. 48039C 0165K, DATE 12-30-2020, 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 PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.