

LEGAL DESCRIPTION

4.8276 ACRES OF LAND SITUATED IN THE BROWN AND BELKNAP LEAGUE SURVEY, ABSTRACT 15, FORT BEND COUNTY, TEXAS.

ADDRESS: 12430 ALSTON DRIVE, SUGAR LAND, TEXAS, 77478

BENCHMARK:

RM NO. TSC# 080406-SGR-RM019 FROM THE INTERSECTION OF ELDRIDGE PARK ENTRANCE AND ELDRIDGE RD.(F.M. 1876), WEST ON ELDRIDGE PARK ENTRANCE DRIVE 0.1 MILES TO THE BENCHMARK ON THE LEFT. AT THE NORTH END IN THE CENTER OF THE ESPLANADE., AT STREAM CENTERLINE IN KEYMAP 5688 - ELEV. = 85.3695 FEET NAVD 88. 2001 ADJUSTMENT ELEVATIONS SHOWN ARE 2001 ADJUSTMENT.

FLOOD PLAIN DATA

PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE. IT IS IN ZONE 'X' ACCORDING TO F.I.R.M. MAP NO. 48157C 0165L. DATE 04-01-2014

NOTE: PRIOR TO CONSTRUCTION

ALL DIMENSIONS MUST BE CHECKED AND VERIFIED BEFORE CONSTRUCTION MAY BEGIN. IN CASE OF A DISCREPANCY/ERROR CONTACT GENERAL CONTRACTOR IMMEDIATELY.

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LEGEND

- 1 EX. CONC DRIVEWAY TO BE REMOVED
- 2 PROP. STORM C INLET
- 3 EX. STORM SEWER INLET
- 4 EX. SANITARY SEWER MANHOLE
- 5 EX. STORM SEWER MANHOLE
- 6 EX. FIRE HYDRANT
- 7 EX. 4' SIDEWALK TO BE REPLACED W/ 5' SIDEWALK.
- 8 PROP. ADA RAMP
- 9 PROP. FENCE
- 10 EX. STREET LIGHT
- 11 PROPOSED ADA RAMP 1:12 SLOPE W/ TRUNCATED DOMES
- 12 PROP. PRIVATE STORM SEWER INLET
- 13 PROP. PUBLIC STREET LIGHTS
- 14 CONTRACTOR TO VERIFY IN FIELD THAT THERE IS NO CONFLICT WITH EX. STM. SWR. MANHOLE AND PROP. SIDEWALK CROSSING ELEVATION.

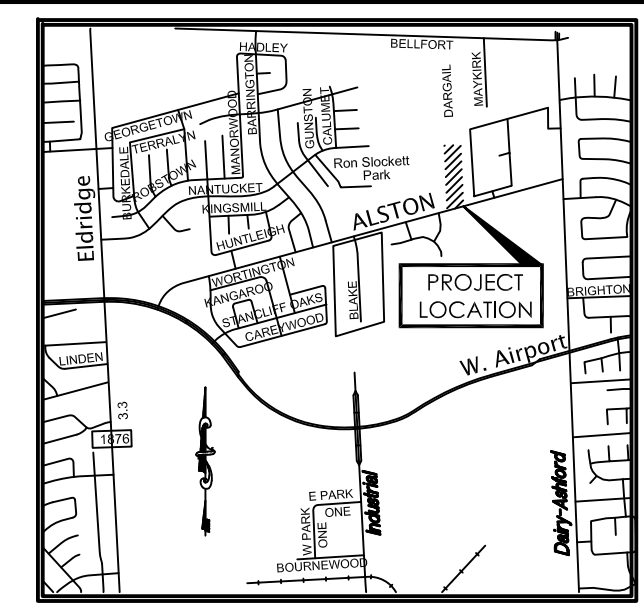
LINE #	BEARING	LENGTH
L1	N 42°30'34" E	17.89'
L2	N 87°30'34" E	19.64'
L3	N 87°39'54" E	2.03'
L4	N 87°35'14" E	1.99'
L5	N 87°30'34" E	19.83'
L6	S 47°29'26" E	17.88'
L7	N 02°29'33" W	6.56'
L8	S 02°29'26" E	14.83'
L9	S 02°29'26" E	26.32'

C#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	50.50'	62°09'24"	54.78'	N 51°59'47" E	52.14'
C2	50.50'	62°09'02"	54.73'	N 56°47'38" W	52.09'
C3	19.00'	74°21'41"	24.66'	S 34°41'24" W	22.96'
C4	51.50'	73°35'28"	66.15'	N 35°04'30" E	61.69'
C5	51.50'	107°41'53"	96.80'	N 55°34'10" W	83.17'
C6	51.50'	42°38'00"	38.32'	S 23°23'12" W	37.44'
C7	51.50'	15°46'43"	14.18'	N 05°49'09" W	14.14'
C8	23.23'	12°07'36"	4.92'	N 08°35'02" W	4.91'

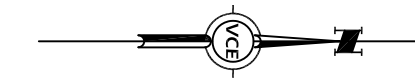
LEGEND

- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVE
- PT POINT OF TANGENCY
- C/C CURVE
- F/F FACE TO FACE OF CURB

NAME	AREA(SQ-FT)
STREET	28,666.50
GRASS	12,739.00
SIDEWALK	6251.00
POND	11,208



Key Map # 568D; GIMS # 4852a; ZIP CODE # 77478;



REVISIONS	No.	DATE	DESCRIPTION
	1		
	2		
	3		
	4		

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CONTRACTOR IS RESPONSIBLE FOR ANY DISCREPANCY WITHIN THE PLANS & DISCREPANCY ON FIELD TO CONTACT HOURS FOR ADJUSTMENT OR VERIFICATION.

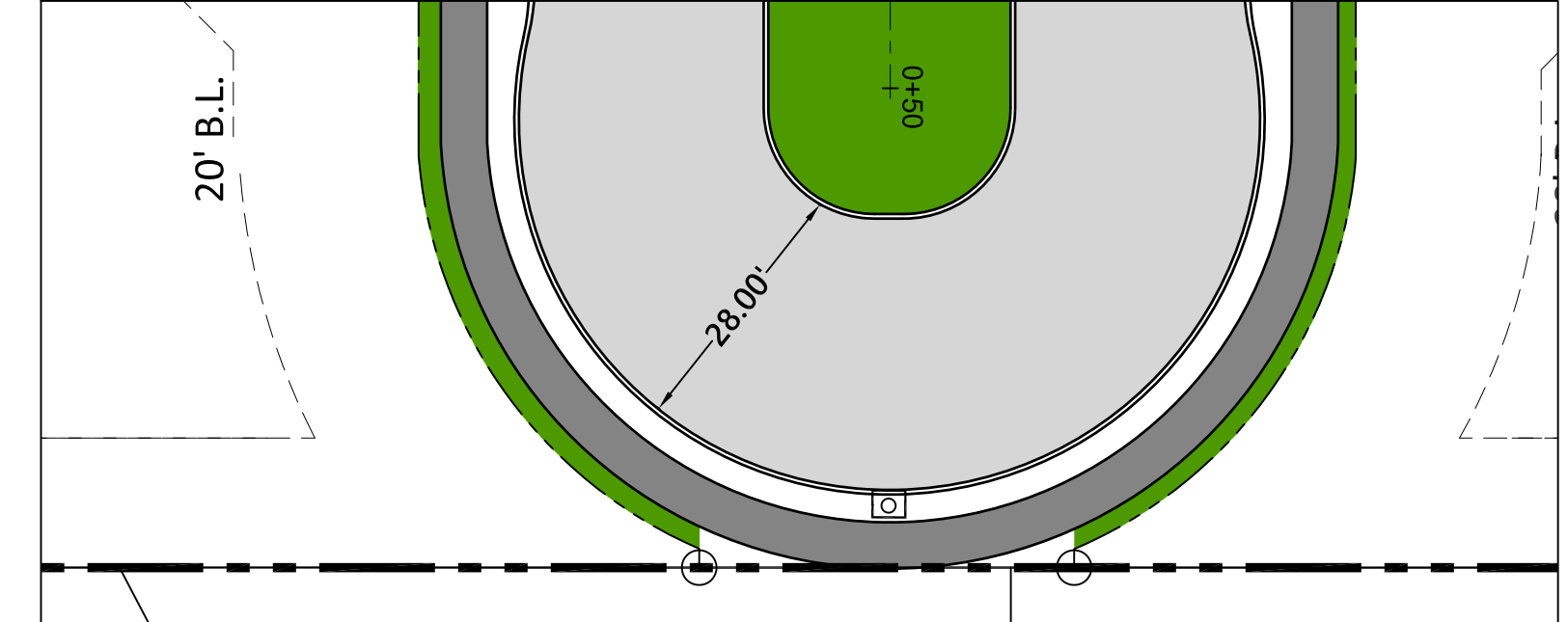
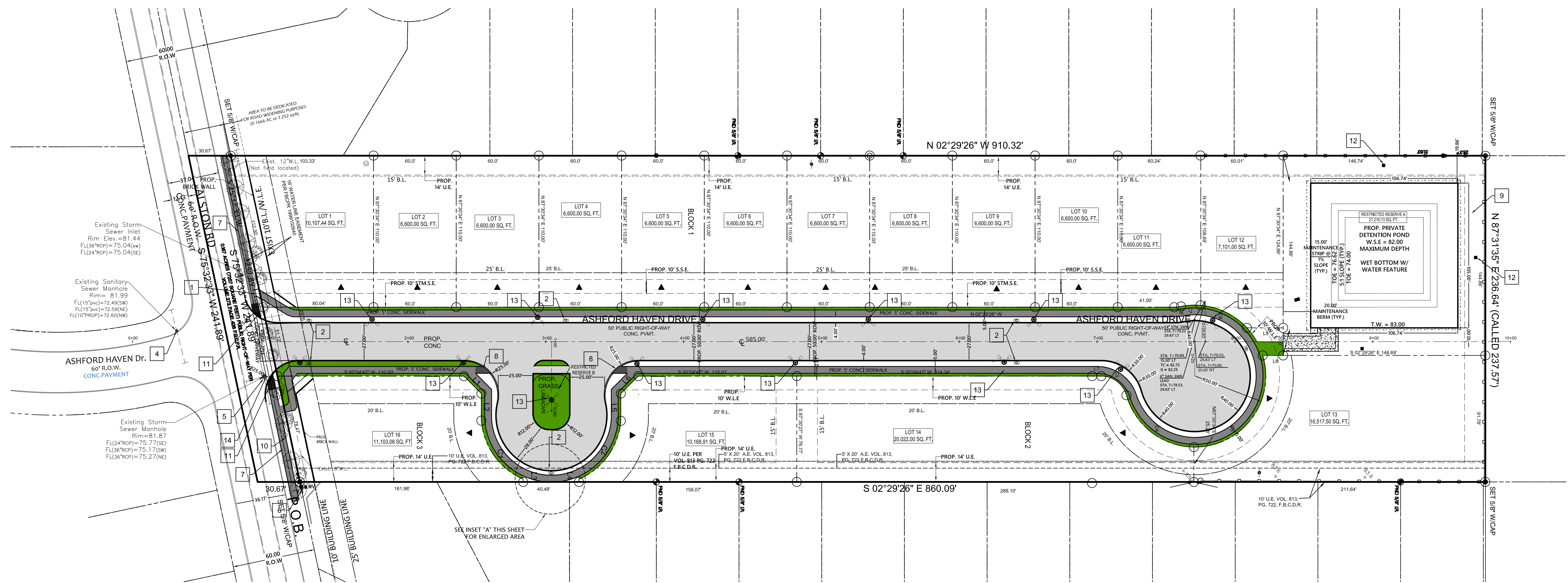


VATANI CONSULTING ENGINEERS, PLLC
DESIGN CONSULTANTS
TYPE # 4266
5700 NW CENTRAL DRIVE
HOUSTON, TEXAS 77092
Phone: (713) 400-0005
E-mail: prasad@vatani.com

SITE DIMENSIONAL PLAN
SITE UTILITIES & PUBLIC ROADWAY
ASHFORD HAVEN DRIVE
SUGAR LAND, TX 77478

DATE: SEPTEMBER 22, 2022
CHECKED BY: PRASAD
DRAWN BY: R.D.
SCALE: 1:40
JOB No: 18106
FILE: W:\2020\2020 COMMERCIAL\ALSTON

SHEET: **C.003**
3 OF 30



INSET "A"
SCALE: 1"=20'