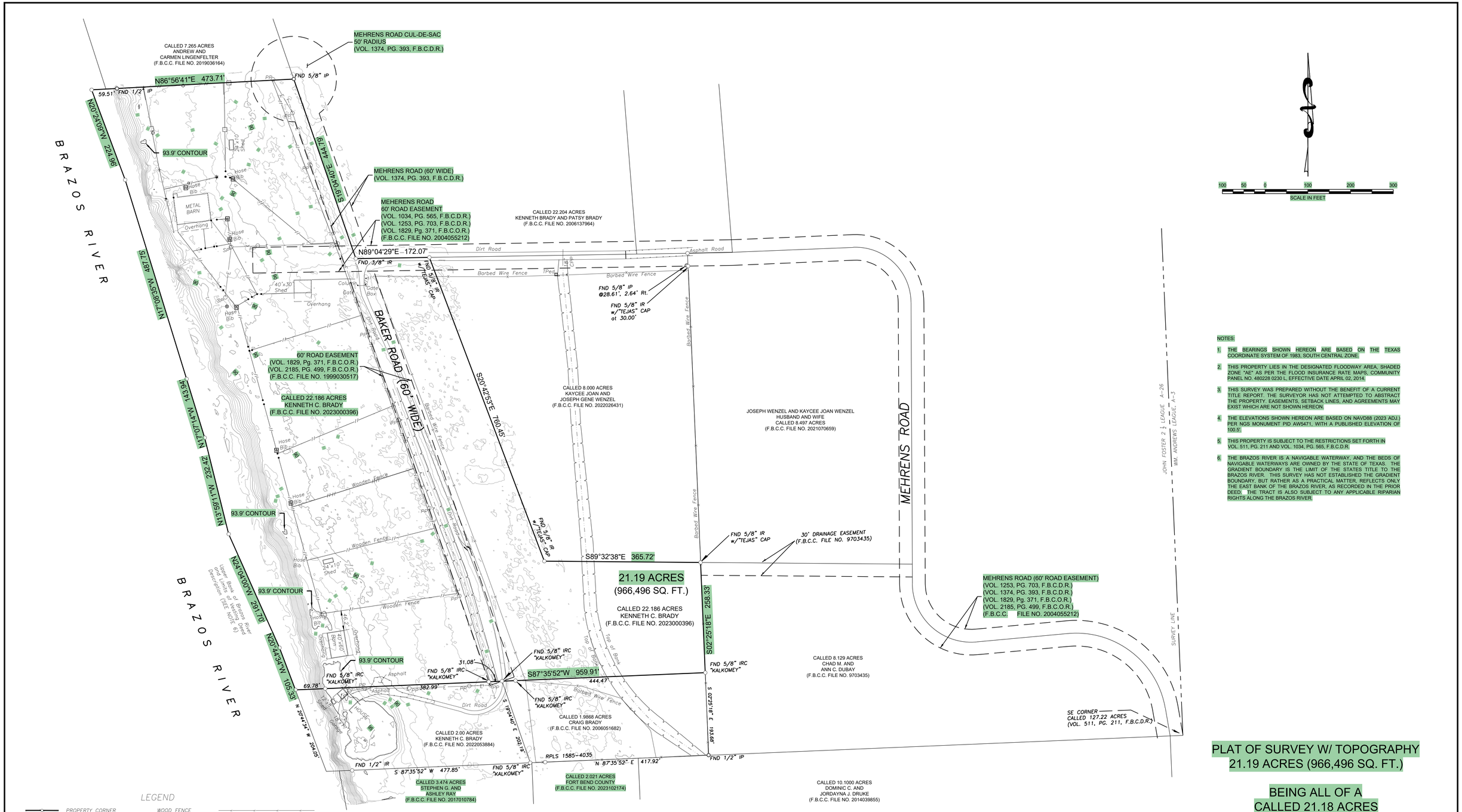

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
2. THIS PROPERTY LIES IN THE DESIGNATED FLOODWAY AREA, SHADED ZONE "AE" AS PER THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 480228 0230 L, EFFECTIVE DATE APRIL 02, 2014.
3. 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.
4. THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 (2023 ADJ.) PER NGS MONUMENT PID AW5471, WITH A PUBLISHED ELEVATION OF 100.5'.
5. THIS PROPERTY IS SUBJECT TO THE RESTRICTIONS SET FORTH IN VOL. 511, PG. 211 AND VOL. 1034, PG. 565, F.B.C.D.R.
6. THE BRAZOS RIVER IS A NAVIGABLE WATERWAY, AND THE BEDS OF NAVIGABLE WATERWAYS ARE OWNED BY THE STATE OF TEXAS. THE GRADIENT BOUNDARY IS THE LIMIT OF THE STATES TITLE TO THE BRAZOS RIVER. THIS SURVEY HAS NOT ESTABLISHED THE GRADIENT BOUNDARY, BUT RATHER AS A PRACTICAL MATTER, REFLECTS ONLY THE EAST BANK OF THE BRAZOS RIVER, AS RECORDED IN THE PRIOR DEED. THE TRACT IS ALSO SUBJECT TO ANY APPLICABLE RIPARIAN RIGHTS ALONG THE BRAZOS RIVER.

LEGEND

FND	PROPERTY CORNER
	FOUND MONUMENTATION
SET	SET MONUMENTATION W/CAP
	GAS METER
PP	POWER POLE
	GUY WIRE
MH	MANHOLE
CO	CLEANOUT
WV	WATER VALVE
FH	FIRE HYDRANT
WM	WATER METER
Tel Box	PHONE EQUIPMENT
TV	CABLE EQUIPMENT
Lt Std	LIGHT STANDARD
Lt.	LIGHT
	TRAFFIC SIGN
	TREE
	PIPE BOLLARD
	PIPELINE MARKER
	CURB LINE
	EDGE ASPHALT
	CURB INLET
	AREA INLET
	EDGE OF BUILDING
	WOOD FENCE
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	WROUGHT IRON FENCE
	OVERHEAD ELECTRIC
	SANITARY SEWER LINE
	STORM SEWER LINE
	WATERLINE
	GAS LINE
	TELEPHONE LINE
	EASEMENT
	AERIAL EASEMENT
	BUILDING LINE
	PARKING SETBACK
	CENTER OF SWALE
	TOP OF BANK
+45.6	EXIST. NATURAL GROUND ELEVATION
+45.67	EXIST. ASPHALT OR CONCRETE ELEVATION
TC45.67 / G45.17	TOP OF CURB ELEVATION / GUTTER ELEVATION

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.

FIELDWORK WAS CONDUCTED ON THE 7TH AND 10TH OF JUNE, 2024.

07/10/2024

JOSE A. PEDRAZA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6806

STATE OF TEXAS
REGISTERED
JOSE A. PEDRAZA
6806
PROFESSIONAL
LAND SURVEYOR

PLAT OF SURVEY W/ TOPOGRAPHY
21.19 ACRES (966,496 SQ. FT.)

BEING ALL OF A
CALLED 21.18 ACRES
(F.B.C.C. FILE NO. 2023000396 O.P.R.)
SITUATED IN THE
JOHN FOSTER 2-1/2 LEAGUE, A-26
FORT BEND COUNTY, TEXAS

TEJAS SURVEYING
Pedraza Surveying, LLC
dba Tejas Surveying
1810 First Oaks Street, Suite 220
Richmond, Texas 77406
TBPELS Firm Reg. No. 10194389
Phone: (281) 240-9099
www.tejassurveying.com

SCALE: 1" = 60'	FIELD BOOK: 418	DATE: 07/10/2024
FILE No.:	ADDRESS: 1101 BAKER ROAD, ROSENBERG, TEXAS 77469	
PHONE: (281) 240-9099	CAD FILE: 44-2429 BRADY UPDATE	JOB NO.: 44-2429