

SCALE 1"=30'

COUNTY ROAD 336
(60' R.O.W.)

SHADOW POND
PLAT NO. 2022045784
P.R.B.C.

LOT 13

LOT 1

LOT 2
BLOCK 1
(VACANT)

LOT 14

SHADOW POND
PLAT NO. 202045784
P.R.B.C.

LOT 15

RESERVE "H"

LOT 3

WHISPERING PINE DRIVE
(70' R.O.W.)

LINE	BEARING	DISTANCE
L1	N 16°32'13" W	18.93'

CURVE	RADIUS	ARC LENGTH	MULTIPLY	CHORD BEARING	CHORD LENGTH
C1	85.00'	68.25'	49.0000°	N 33°57'10" W	85.43'
C2	20.00'	13.81'	39°34'05"	S 42°45'18" E	13.54'

PROJECT BENCHMARK: 7-53 ELEV: 48.31' (NAVD 1988, 2001 ADJ.)
 FLOORPLAN REFERENCE MARK NUMBER 2-S240434 IS A BRASS DISK LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NORTH GORDON (BUSINESS HIGHWAY 35) AND EAST BRANT STREET, SET VERTICAL IN THE WEST FACE OF A BUILDING, 1.0 FOOT NORTH OF THE SOUTHWEST CORNER OF THE BUILDING, 30.5 FEET EAST OF THE CENTER LINE OF NORTH GORDON STREET, AND ABOUT 4.4 FEET ABOVE THE SIDEWALK.
 TEMPORARY BENCHMARK: ELEV: 33.68' (NAVD 1988, 2001 ADJ.)
 MARK IN POWER POLE BEARING S 74°34' W, A DISTANCE OF 3.57' FROM A 5/8" IRON ROD W/CAP MARKED "DALY 6150" FOR A POINT OF CURVATURE NEAR THE SOUTHWEST CORNER OF SUBJECT PROPERTY.

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT FOR THE REQUEST OF THE CLIENT. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 3. THIS SURVEY IS CONVEYED TO SARAH ADAMEK FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 5. SUBJECT PROPERTY IS LOCATED IN ZONE "A1" BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NO. 8039C 0165K, DATED 12-30-20 FOR BRAZORIA COUNTY, TEXAS. (ZONE AE BFE=33.8 FIS PROFILE) (ZONE X-500 BFE=34.6 FIS PROFILE)

LEGEND
* SOME ELEMENTS MAY NOT BE USED ON SURVEY

	GAS METER		B.L. = BUILDING LINE
	GAS VALVE		U.E. = UTILITY EASEMENT
	FIRE HYDRANT		A.E. = AERIAL EASEMENT
	WATER METER		D.E. = DRAINAGE EASEMENT
	WATER VALVE		W.L.E. = WATER LINE EASEMENT
	GRATE INLET		S.S.E. = SANITARY SEWER EASEMENT
	SANITARY MANHOLE		S.T.E. = STORM SEWER EASEMENT
	STORM MANHOLE		P.A.E. = PERMANENT ACCESS EASEMENT
	LIGHT POLE		P.U.E. = PUBLIC UTILITY EASEMENT
	SIGN		FF = FINISHED FLOOR
	CLEAN OUT		B.O.C. = BASE OF CURB
	ELECTRIC BOX		G.U. = GUTTER
	CABLE PEDESTAL		F.L. = FLOOR LINE
	CONCRETE		C.M.P. = CORRUGATED METAL PIPE
	ASPHALT		R.C.P. = REINFORCED CONCRETE PIPE
	PIPELINE MARKER		P.V.C. = POLYVINYL CHLORIDE PIPE
	GUY ANCHOR		C.P. = CORRUGATED PLASTIC PIPE
			T.M. = TEMPORARY BENCHMARK
			S.M. = SANITARY SEWER MANHOLE
			S.S.M. = STORM SEWER MANHOLE
			H.D.P. = HIGH DENSITY POLYETHYLENE PIPE
			X DENOTES SPOT ELEVATION
			--- APPROXIMATE HIGH BANK
			--- APPROXIMATE PIPELINE LOCATION
			--- OVERHEAD UTILITY LINES

TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION: LOT 2, IN BLOCK 1, OF AMENDING PLAT OF SHADOW POND PHASE 2, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILE NO. 2023011657 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

SURVEYORS CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A SURVEY CONDUCTED ON MAY 16, 2025 AND THAT THIS PLAT SUBSTANTIALLY COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THERE ARE NO IMPROVEMENTS OR MODIFICATIONS TO BE SHOWN.

CLIENT: SARAH ADAMEK
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DRAWN BY: MA
 CHECKED BY: SB

DATE: JUNE 5, 2025
 JOB#: 5-150864-25

Richard Fussell
 4148
 REG# 4148

