



CLIFFORD J. VACEK AND CAROLE L. VACEK
JEFFREY LEE HOFFMAN AND MARGARET ANN PASKO
CALLED 6.58 ACRES
(F.B.C.C. FILE NO. 2002130844)

30.59 ACRES
COMMERCIAL RESERVE "A"
(PLAT NO. 20070233, F.B.C.P.R.)

7.30 ACRES
ARCHEOLOGICAL RESERVE "B"
(PLAT NO. 20070233, F.B.C.P.R.)

LINE TABLE		
COURSE	BEARING	DISTANCE
L1	N65°43'37"W	48.40'
L2	N47°37'30"W	39.96'
L3	S61°15'55"E	75.01'
L4	S65°42'55"E	73.02'
L5	S71°46'30"E	131.37'

CURVE TABLE			
COURSE	RADIUS	DELTA	CH. BEARING
C1	800.00'	48.40°	
C2	800.00'	39.96°	

LEGEND

PROPERTY CORNER
FOC (Fiber Optic Cable)
Gas Meter
PP POWER POLE
Guy
MH MANHOLE
CO CLEANOUT
WV WATER VALVE
FH FIRE HYDRANT
WM WATER METER
Tel Box TELEPHONE EQUIPMENT
Lt Cable LIGHT CABLE EQUIPMENT
Lt Std LIGHT STANDARD
Lt Traffic TRAFFIC SIGN
Tree
Pipe PIPE
Bollard
Curb CURB
Line LINE
Edge EDGE
Asphalt ASPHALT
Area AREA
Inlet 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
FORCE MAIN

TREE LEGEND

MAGNOLIA
OAK
PECAN
CHINABERRY
HACKBERRY
CEDAR
PEAR
TALLOW
MESQUITE
TREE

+45.6 EXIST. NATURAL GROUND ELEVATION
+45.67 EXIST. ASPHALT OR CONCRETE ELEVATION

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD '83.
2. THIS PROPERTY LIES IN UNSHADED ZONE "X" AS PER THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 480231 0210J, EFFECTIVE DATE JANUARY 3, 1997 BASED ON A BASE FLOOD ELEVATION=81.0. NO RELIABILITY SHOULD BE PLACED ON ANY STATEMENT ON THIS SURVEY WITH REGARD TO THE CHANCE OF FLOODING FOR A TRACT IN THIS PROXIMITY TO THE BRAZOS RIVER. BASED ON PRELIMINARY MAPS RELEASED BY THE FORT BEND COUNTY DRAINAGE DISTRICT, THE REVISED BASE FLOOD ELEVATION FOR THE BRAZOS RIVER IN THE VICINITY OF THIS TRACT MAY BE 1.86 FEET HIGHER (81.0=82.86). HOWEVER, THIS PROPERTY SHOULD BE LOCATED IN SHADED ZONE "X" AS IT WILL BE PROTECTED BY A NEW LEVEE (LID 6). AT A MINIMUM, THE RECORDED PLAT ESTABLISHES THE MINIMUM FINISHED FLOOR ELEVATION TO BE 62.5 FEET, 1.0 FOOT ABOVE THE 100-YEAR ELEVATION, OR 18 INCHES ABOVE NATURAL GROUND.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NO. TX03-278494-H095, DATED SEPTEMBER 24, 2003.
4. THIS PROPERTY IS SUBJECT TO THE RESTRICTIONS SET FORTH IN SL 1672/B, 1673/A, 1777/B, AND 1778/A, F.B.C.P.R., AND IN PLAT NO. 20070233, F.B.C.P.R.)
5. BENCHMARK: BRASS DISK STAMPED SUGAR LAND RM018 LOCATED ALONG HIGHWAY 90A (EASTBOUND) APPROXIMATELY 800' WEST OF HIGH MEADOWS DRIVE. ELEV=78.767', NAVD '88, 2001 ADJ.
6. TBM #1: BOX CUT ON THE SOUTHEAST END OF CONCRETE OF AN "E" TYPE INLET WITH A MANHOLE LOCATED ON THE NORTHEAST CORNER OF FRONT ST AND HILLCREST DRIVE. ELEV=78.85'
7. TBM #2: BOX CUT ON A CULVERT AT THE NORTHWEST CORNER OF RANSOM RD AND HILLCREST DRIVE JUST OPPOSITE OF LEGION RD. THE CULVERT IS THE MOST WESTERLY OF THE TWO CULVERTS. ELEV=78.78'
8. THE LOCATION OF UNDERGROUND SANITARY AND STORM LINES IS BASED ON VISIBLE AND APPARENT EVIDENCE. THE LOCATION AND SIZE OF UNDERGROUND WATER LINES IS BASED ON COMPILED DRAWINGS. UNDERGROUND GAS, TELEPHONE, AND ELECTRICAL LINES CANNOT ALWAYS BE LOCATED AND MAY NOT ALL BE SHOWN ON THIS SURVEY. LOCATIONS SHOWN ARE BASED ON UTILITY MARKINGS AT THE TIME OF THIS SURVEY AND ANY COMPILED MAPS PROVIDED.
9. THE 6" WATERLINE APPEARS AS PROPOSED (BY OTHERS) ON THE HILLCREST SUBDIVISION UTILITY PLANS AND MAY NOT HAVE BEEN CONSTRUCTED.
10. COORDINATES SHOWN HEREON ARE STATE PLANE, SOUTH CENTRAL ZONE, NAD '83, SURFACE (FEET) AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR 1.000127676.
11. THIS PROPERTY IS ENTIRELY WITHIN LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF RICHMOND, AND THE COUNTY OF FORT BEND.
12. THE CITY OF RICHMOND DOES NOT HAVE A ZONING ORDINANCE.

I hereby certify that this plat correctly represents the results of a boundary survey made on the ground under my supervision in December, 2006, and updated to add supplemental topography 08-07-2008.

Randy S. McClelland
Registered Professional Land Surveyor
Texas Registration No. 4079



NATHAN C. YOUNG, ET UX
CALLED 48.680 ACRES
(F.B.C.C. File No. 9642016)

PLAT OF SURVEY W/ TOPOGRAPHY

37.89 ACRES (1,650,585 SQ. FT.)
BEING ALL OF THE 7.30 ACRE
ARCHEOLOGICAL RESERVE "B"
AND ALL OF THE 30.59 ACRE
COMMERCIAL RESERVE "A"
GUS GEORGE ACADEMY
SUBDIVISION, "A" REPLAT
(PLAT NO. 20070233, F.B.C.P.R.)
CITY OF RICHMOND
JANE H. LONG SURVEY, A-55
FORT BEND COUNTY, TEXAS



TEJAS SURVEYING, INC.
16525 LEXINGTON BLVD., SUITE 270
SUGAR LAND, TEXAS 77479

Website: mrsurveyor.com

SCALE: 1" = 100'	FIELD BOOK: 06-08	DATE: 12-20-2006
GF NO. TX03-278494-H095	RANSOM ROAD	REV: 10-21-2008
PHONE: (281) 240-9099	CAD FILE: EC\44\44-0646A	JOB NO. 44-0646