

Description

Being a parcel of land containing 0.0148 of an acre (644 sq. ft.) of land and being out of that called 2.651 acre Restricted Reserve "C", restricted to Dow Chemical Company pipeline easement, landscaping and drainage, according to the map or plat of Avalon Villages of Avalon, Section Four recorded in Slide No. 1787, Pages A-B, Plat Records of Fort Bend County (P.R.F.B.C.), Texas. Said 2.651 acres tract being that same called 2.651 acre tract situated in the S. M. Williams League, Abstract Number 97, Fort Bend County, Texas, described in the Deed Without Warranty, dated December 19, 2001, to Avalon Community Association, Inc., as recorded under County Clerk's File Number (C.C.F. No.) 2001119909 of the Official Records of Fort Bend County (O.R.F.B.C.), Texas, and being out of that certain called 217.8 acres of land conveyed to Monarch Development of Texas, Inc., as recorded under Film Code Number 9707106 of the O.R.F.B.C., Texas. Said 0.0148 of an acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at a set 5/8-inch iron rod with cap marking the southwesterly point of tangency of the curve at the intersection of the southeasterly right-of-way line of Azalea Trail (width varies according to said Plat of Avalon Villages of Avalon, Section Four) with the northeasterly right-of-way line of Elkins Road (100 foot width according to the map or plat of Villages of Avalon, Section One recorded in Slide No 1698, Pages A-B, P.R.F.B.C., Texas), and being common with the southwesterly line of a Restricted Reserve "C" of said Villages of Avalon, Section Four, and having Texas State Plane Coordinates of X= 3,040,052.06, Y= 13,765,179.18;

Thence, South 29° 53' 28" East, a distance of 8.30 feet along the common northeasterly right-of-way line of Elkins Road and southwesterly line of said Restricted Reserve "C" and a 10-foot wide water line easement to the City of Sugar Land as recorded in C.C.F. No. 9777096 of the O.R.F.B.C., Texas, to a point for the beginning of a tangent curve to the right;

Thence, along said common line, and curve to the right, 20.60 feet pass the northwesterly line of a 20-foot wide storm sewer easement dedicated by said plat of Avalon Villages of Avalon, Section One (Side 1698B, and 1699A P.R.F.B.C., Texas), and continuing another 24.14 feet, along said common line, for a total accumulative arc length of 44.74 feet along said curve, having a radius of 900.00 feet, a central angle 2° 50' 55", and a chord bearing of South 28° 25' 51" East, a distance of 44.74 feet, to a set 5/8-inch iron rod with cap, in the southeasterly line of said 20-foot wide storm sewer easement, for the northwest corner and the **POINT OF BEGINNING** of the herein described parcel of land, having Texas State Plane Coordinates of X= 3,040,077.67, Y= 13,765,131.89;

Thence, North 62° 29' 26" East a distance of 2.16 feet, along the southeasterly line of said storm sewer easement, to a set 5/8-inch iron rod with cap marking an angle point in said 20-foot wide storm sewer easement and the herein described parcel of land;

Thence, South 87° 30' 34" East a distance of 23.92 feet along the southwesterly line said 20-foot wide storm sewer easement to a set 5/8-inch iron rod with cap in the common northeasterly line of said Restricted Reserve "C" and the southwesterly line of a 5.490 acre Restricted Reserve "E", restricted to Lake/Detention Pond One according to said Avalon Villages of Avalon, Section Four, described in the Warranty Deed, dated September 9, 1997, to Fort Bend County Levee Improvement District, as recorded under County Clerk's File Number (C.C.F. No.) 9761877 of the Official Records of Fort Bend County (O.R.F.B.C.), Texas, same being the beginning of a non-tangent curve to the right;

Thence, continuing along said common line and said curve to the right having an arc length of 19.80 feet, a radius of 300.00 feet, a central angle 3° 46' 56", and a chord bearing of South 40° 58' 43" East, a distance of 19.80 feet, to the southeast corner of the herein described parcel of land and being in the common northeasterly line of said Restricted Reserve "C" and the southwesterly line of said Restricted Reserve "E";

Thence, South 62° 51' 05" West a distance of 28.30 feet, departing said common line to a set 5/8-inch iron rod with cap in the common northeasterly right-of-way line of said Elkins Road and the southwesterly line of said Restricted Reserve "C" and said 10-foot wide water line easement, for the southwest corner of the herein described parcel of land;

Thence, along said common line being a curve to the left having an arc length of 31.05 feet, a radius of 900.00 feet, a central angle 1° 58' 37", and a chord bearing of North 26° 01' 05" West, a distance of 31.05 feet, along said common line to the northwest corner and the **POINT OF BEGINNING** of the herein described tract of land containing 0.0148 of an acre (644 sq. ft.) of land.

Notes:

1. All set iron rods with caps are stamped "JAG 5945"
2. All bearings are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83.
3. All coordinates are grid and may be converted to surface by dividing by the scale factor of 0.999867045.
4. A survey plat has been prepared in conjunction with this field note description.

JAG Engineering, Inc.
Texas Firm No.: 100171-00
9100 Southwest Fwy., Ste. 130
Houston, TX 77074
(713) 977-7550 (ph.), (713) 977-7317 (fax)

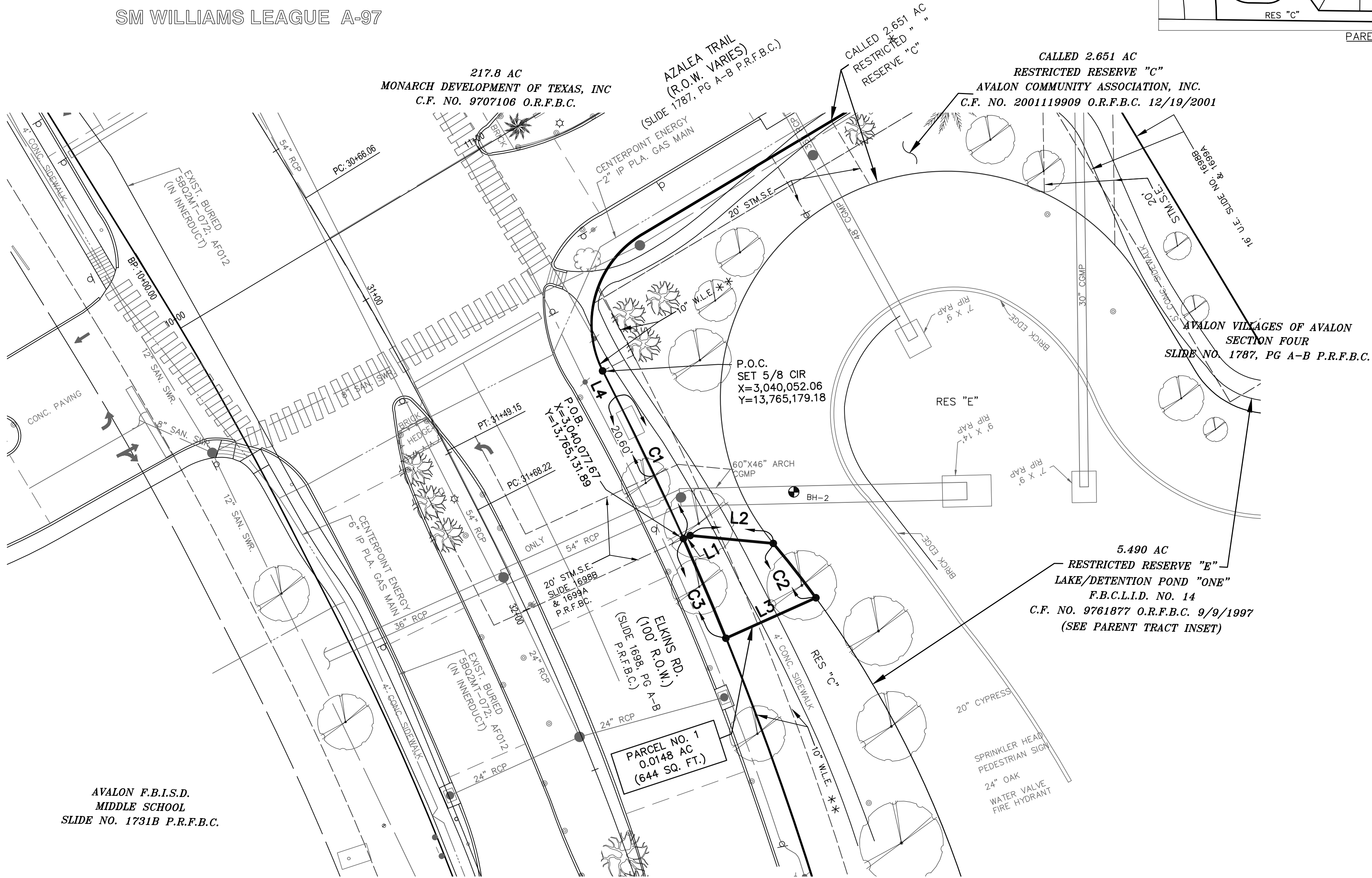


John A. Guajardo
R.P.L.S. No. 5945

05/03/2021
Date:



SM WILLIAMS LEAGUE A-97



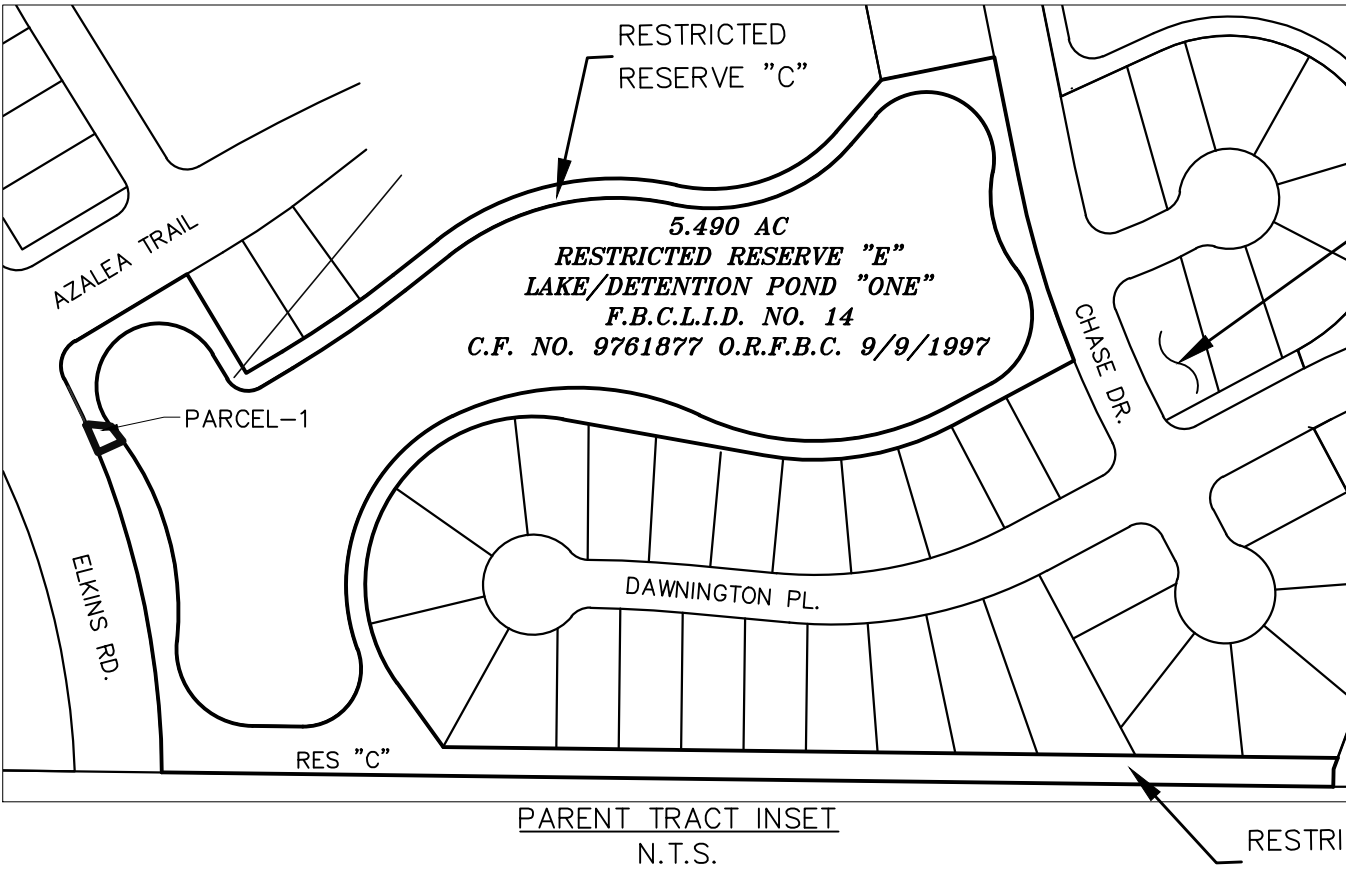
AVALON F.B.I.S.D.
MIDDLE SCHOOL
SLIDE NO. 1731B P.R.F.B.C.

RESERVE "C" LINE TABLE		
LINE NO.	BEARING	DIST
L1	N 62° 29' 26" E	2.16'
L2	S 87° 30' 34" E	23.92'
L3	S 62° 51' 05" W	28.30'
L4	S 29° 53' 28" E	8.30'

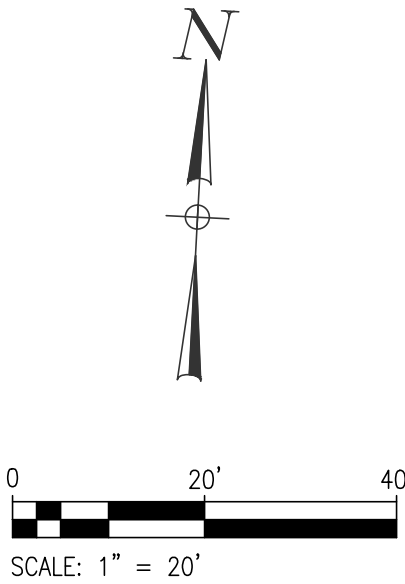
RESERVE "C" CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING & DISTANCE	
C1	900.00'	2°50'55"	44.74'	S 28° 25' 51" E	44.74'
C2	300.00'	3°46'56"	19.80'	S 40° 58' 43" W	19.80'
C3	900.00'	1°58'37"	31.05'	N 26° 01' 05" W	31.05'

* RESTRICTED TO DOW
CHEMICAL COMPANY
PIPELINE ESM'T
LANDSCAPING AND
DRAINAGE

** FBC MUD NO. 113
C.F. NO. 9777096
O.R.F.B.C.



AVALON VILLAGES OF AVALON
SECTION FOUR
SLIDE NO. 1787, PG A-B P.R.F.B.C.



KEY MAP NO. 457-A

ABBREVIATION LEGEND	
P.R.F.B.C.	= PLAT RECORDS FORT BEND COUNTY
O.R.F.B.C.	= OFFICIAL RECORDS FORT BEND COUNTY
D.R.F.B.C.	= DEED RECORDS FORT BEND COUNTY
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCING
VOL.	= VOLUME
PG.	= PAGE
R.O.W.	= RIGHT-OF-WAY
STM S.E.	= STORM SEWER EASEMENT
B.L.	= BUILDING LINE
W.L.E.	= WATER LINE EASEMENT
U.E.	= UTILITY EASEMENT
CIR	= CAPPED IRON ROD
AC	= ACRES
SQ. FT.	= SQUARE FEET

LEGEND

- SET 5/8 CIR

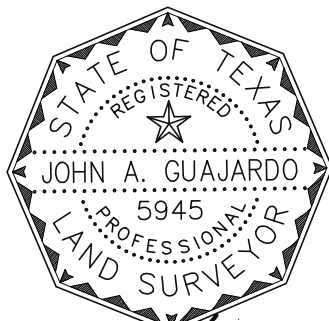
NOTES:

- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), N.A.D. 83. ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999867045 (REF FAME: NAD_83(CORS 2011 ADJ.)(EPOCH:2010).
- PROJECT VERTICAL DATUM: NAVD 88, 2001 ADJUSTMENT

BENCHMARK
CITY OF SUGAR LAND GEODETIC CONTROL STATION
FLOODPLAIN RM NO. SGR-1
PUBLISHED ELEV. = 70.14' NAVD 88 (2001 ADJUSTMENT)
A 3 INCH BRASS DISK STAMPED RM 001 LOCATED APPROXIMATELY 246 FEET SOUTH OF THE INTERSECTION OF SABER RIVER ROAD AND ELKINS IN THE CONCRETE PAVEMENT AT THE SOUTH END OF THE FIRST MEDIAN NOSE.
TO CONVERT TO THE NATIONAL SPACIAL REFERENCE SSYSTEM (CORS 2011 ADJUSTMENT)(GEOID 18) GPS DATUM SUBTRACT 0.25'
- THE PROJECT IS LOCATED IN ZONE X. DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0270L, EFFECTIVE DATE 04/02/2014, BY GRAPHICAL PLOTTING.
- UNDERGROUND UTILITIES SHOWN ARE BASED ON SURFACE UTILITY FEATURES, FIELD SURVEY, AND AVAILABLE INFORMATION. PUBLIC AND PRIVATE UTILITIES MAY EXIST WHICH ARE NOT SHOWN. THE CONTRACTOR SHALL NOTIFY TEXAS ONE CALL AT 713-223-4567/ 800-669-4349 AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION.
- THIS MAP IS A TRUE REPRESENTATION OF A SURVEY COMPLETED ON THE GROUND IN ACCORDANCE WITH TSPS STANDARDS FOR CATEGORY 1B, CONDITION II, AND THE FACTS FOUND ON THE GROUND AT THE TIME OF THE SURVEY, DATED MAY 25, 2021.
- REFERENCE ABSTRACTOR'S CERTIFICATE IN SUPPORT OF SURVEY BY TEXAS AMERICAN TITLE COMPANY, GF NO. 2791022-03324 DATED APRIL 12, 2022, FOR LIST OF EASEMENTS AND RESTRICTIONS AFFECTING THE PARENT TRACT. EASEMENTS WHICH APPEAR NOT TO AFFECT THE PARCEL AREA ARE NOT SHOWN ON THIS PARCEL PLAT.
- A METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

No.	DATE	REVISION

JAG ENGINEERING, INC.
9100 SOUTHWEST FWY, SUITE 130, HOUSTON TEXAS 77074
(713) 977-7550, (713)977-7317 FAX



John A. Guajardo
05/03/2022



CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

AVALON/BRAZOS
LANDING/COMMONWEALTH DRAINAGE
IMPROVEMENTS PROJECT
DR 2107 - PHASE II IMPROVEMENTS

PARCEL-1
0.0148 AC (644 SQ. FT.)
OUT OF A CALLED 2.651 AC
RESTRICTED RESERVE "C" AVALON
VILLAGES OF AVALON SECTION FOUR

JOB No.: 42295
DATE: 4/1/2023
DESIGNED BY: DW
DRAWN BY: RC
CHECKED BY: LN
SCALE: AS NOTED

S. M. Williams League, A-97
Fort Bend County, Texas

Drainage Easement Parcel 1
0.1208 of an Acre (5,263 sq. ft.)
Page 1 of 2

Description

Being a parcel of land containing 0.1208 of an acre (5,263 sq. ft.) of land and being out of that called 15.211 acre, Reserve "I", styled Tract "I", restricted to Lake/Drainage Easement, and Detention Pond "Two", according to the map or plat of Avalon, Meadows of Avalon, Section One, as recorded in Slide No. 1828A, 1828B, of the Plat Records of Fort Bend County (P.R.F.B.C.), Texas. Said 15.211 acre tract being situated in the S. M. Williams League, Abstract Number 97, and E. Alcorn League, Abstract No. 1, Fort Bend County, Texas, and described in the Warranty Deed, dated June 19, 1998, to Fort Bend County Levee Improvement District No. 14, a conservation and reclamation district and a political subdivision of the State of Texas, as recorded under Clerk's File No. 9846764 of the Official Records of Fort Bend County, Texas (O.R.F.B.C.), Texas, and being out of that certain called 217.8 acres of land conveyed to Monarch Development of Texas, Inc., by Special Warranty Deed, dated February 7, 1997, as recorded under Clerk's File No. 9707106 of the O.R.F.B.C., Texas. Said 0.1208 of an acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at a set cut "X" in concrete sidewalk marking the point of reverse curve in the common southerly line of said Tract "I", and the northerly line of Tract "H", according to said plat of Avalon, Meadows of Avalon, Section One, and being in the approximate center of a 20-foot wide storm sewer easement dedicated by plat of Avalon, Villages of Avalon, Section Four as recorded in Slide 1787A, 1787B, of the P.R.F.B.C., Texas, from which a found 5/8-inch iron rod with cap (LJA), bears South 58° 56' 30" East, 268.84 feet in the northwesterly right-of-way of Dawnington Place, at the intersection with the easterly right-of-way line of Deerbourn Chase Drive, both 60 feet wide according to said Avalon, Villages of Avalon, Section Four plat, having Texas State Plane Coordinates of X= 3,041,462.13, Y= 13,765,328.89;

THENCE, along said common southerly line of said Tract "I", and northerly line of Tract "H", being parallel and offset 20.00 feet north of the said northerly right-of-way line of Dawnington Place, being a curve to the right having a radius of 500.00 feet, an arc length of 88.56 feet, a central angle of 10° 8' 52", and a chord bearing and distance of North 80° 23' 37" East, 88.44 feet, to set 1/2-inch iron rod with cap at the southwest corner and the point of **POINT OF BEGINNING** of the herein described parcel of land, having Texas State Plane Coordinates of X= 3,041,549.32, Y= 13,765,343.65;

THENCE, North 2°17'03" West, 35.30 feet pass a set 3/4-inch iron rod with cap at the brick detention pond edging, and continuing another 4.73 feet, for a total cumulative distance of 40.03 feet, to a point for the northwest corner of the herein described parcel of land and being in said Tact "I" detention pond;

THENCE, easterly along a curve to the right having a radius of 540.00 feet, an arc length of 135.09 feet, a central angle of $14^{\circ}20'02''$, and a chord bearing and distance of South $87^{\circ}13'08''$ East, 134.74 feet to a point for the northeast corner of the herein described parcel of land being in said Tract "I" detention pond;


THENCE, South $7^{\circ}45'55''$ West, 10.64 feet pass a set cut "X" in the brick detention pond edging and continuing another 29.39 feet for a total cumulative distance of 40.03 feet to a set 1/2-inch iron rod with cap at the southeast corner of the herein described parcel of land and being in said common south line of Tract "I", and the north line of Tract "H", being a curve concave to the south, from which a found 5/8-inch iron rod with cap (LJA) marking the point of tangency of said curve, bears South $65^{\circ}57'54''$ East, 240.56 feet, same being the chord bearing and distance along a curve having a radius of 500.00 feet, arc length of 242.94 feet, and central angle of $27^{\circ}50'21''$ to said point of tangency;

THENCE, westerly along said common line between Tract "I" and Tract "H", being a curve to the left having a radius of 500.00 feet, an arc distance of 128.08 feet, a central angle of $14^{\circ}40'37''$, and a chord bearing and distance of North $87^{\circ}12'56''$ West, 127.73 feet, to the southwest corner and the **POINT OF BEGINNING** of the herein described parcel of land containing 0.1208 of an acre (5,263 sq. ft.) of land.

Notes:

1. All set iron rods with caps are stamped "JAG 5945"
2. All bearings are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83.
3. All coordinates are grid and may be converted to surface by dividing by the scale factor of 0.999867045.
4. A survey plat has been prepared in conjunction with this field note description.

JAG Engineering, Inc.
Texas Firm No.: 100171-00
9100 Southwest Fwy., Ste. 130
Houston, TX 77074
(713) 977-7550 (ph.), (713) 977-7317 (fax)



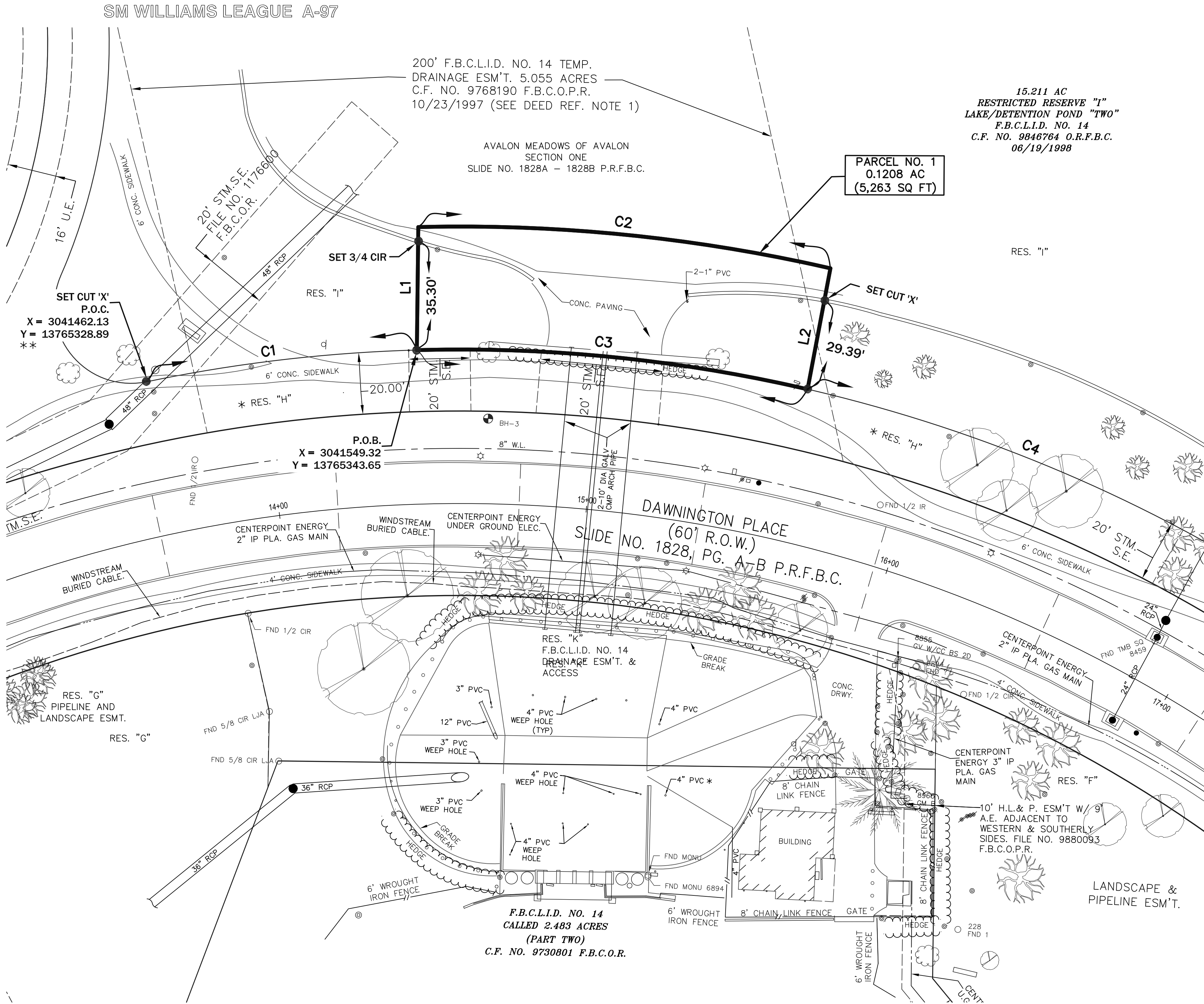
John A. Guajardo
R.P.L.S. No. 5945

07/24/2023
Date:



FILE PATH: X:\Proj-2021\21014\gpa\PARCEL\21014-Brazos Pass Topo-Parcel-2-2023.dwg
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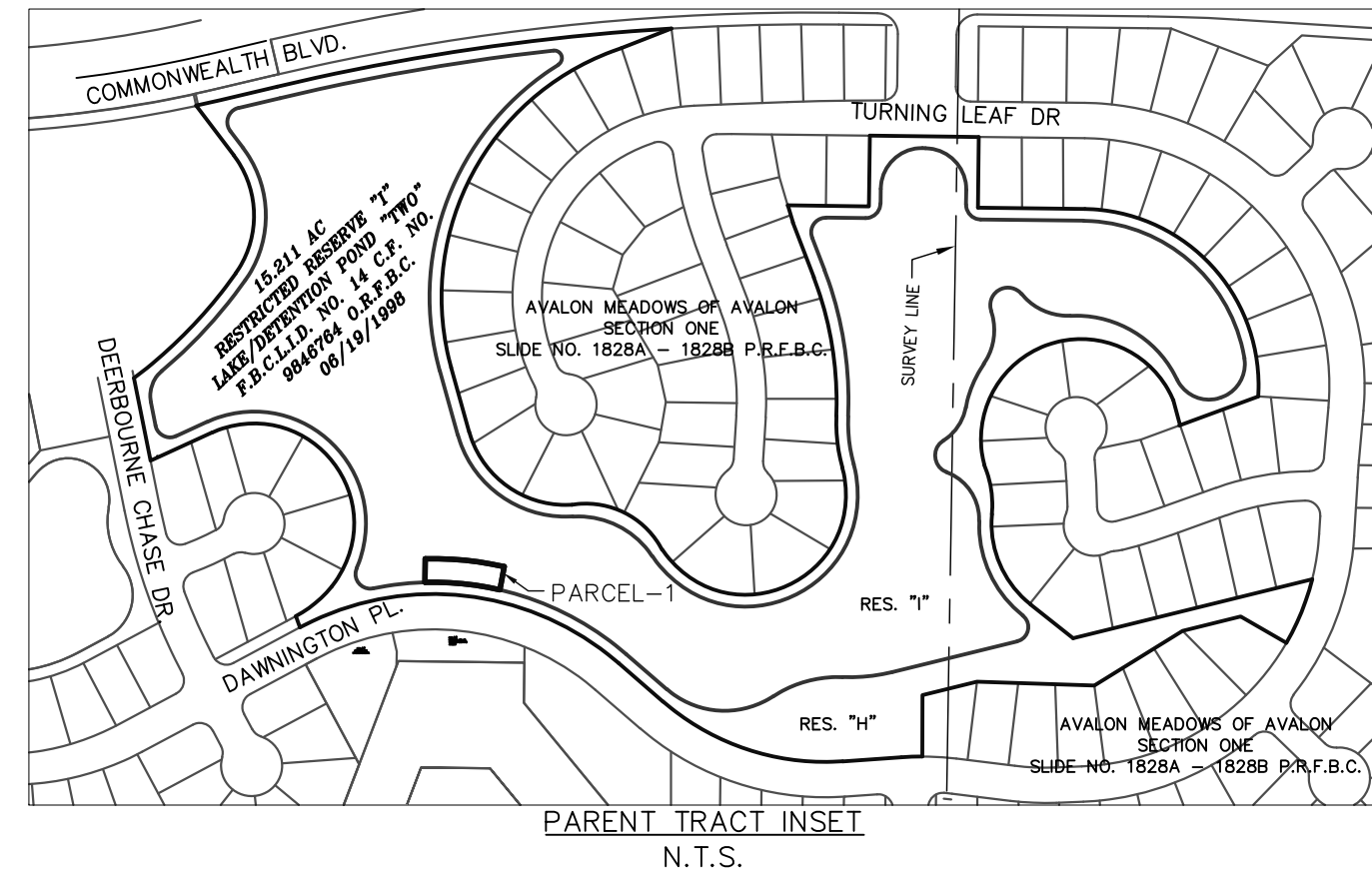
DEED REF. NOTES

1. THIS TEMPORARY DRAINAGE EASEMENT TERMINATES UPON COMPLETION OF CONSTRUCTION AND ACCEPTANCE, BY F.B.C.L.I.D. NO.14 OF DETENTION POND TWO C.F. NO. 9768190 O.P.R.F.B.C.

PARCEL 1 CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING & DISTANCE	
C1	500.00'	10° 8' 52"	88.56'	N80° 23' 37"E	88.44'
C2	540.00'	14° 20' 02"	135.09'	S87° 13' 08"E	134.74'
C3	500.00'	14° 40' 37"	128.08'	N87° 12' 56"W	127.73'
C4	500.00'	27° 50' 21"	242.94'	S65° 57' 54"E	240.56'

15.211 AC
RESTRICTED RESERVE "I"
LAKE/DETENTION POND "TWO"
F.B.C.L.I.D. NO. 14
C.F. NO. 9846764 O.R.F.B.C.
06/19/1998

PARCEL NO. 1
0.1208 AC
(5,263 SQ FT)



- ABBREVIATION LEGEND
- | | | |
|------------|---|-----------------------------------|
| P.R.F.B.C. | = | PLAT RECORDS FORT BEND COUNTY |
| O.R.F.B.C. | = | OFFICIAL RECORDS FORT BEND COUNTY |
| D.R.F.B.C. | = | DEED RECORDS FORT BEND COUNTY |
| P.O.B. | = | POINT OF BEGINNING |
| P.O.C. | = | POINT OF COMMENCING |
| VOL. | = | VOLUME |
| PG. | = | PAGE |
| R.O.W. | = | RIGHT-OF-WAY |
| STM S.E. | = | STORM SEWER EASEMENT |
| B.L. | = | BUILDING LINE |
| W.L.E. | = | WATER LINE EASEMENT |
| U.E. | = | UTILITY EASEMENT |
| CIR | = | CAPPED IRON ROD |
| AC | = | ACRES |
| SQ. FT. | = | SQUARE FEET |
| U.N.O. | = | UNLESS NOTED OTHERWISE |
| BRS | = | BEARS |

- LEGEND
- SET 1/2 CIR (U.N.O.)

* RES. "H", STYLED TRACT "H", BEING 5.571 AC ACCORDING TO AVALON MEADOWS OF AVALON SECTION ONE PARTIAL REPLAT AS RECORDED UNDER SLIDE 2105A AND 2105B OF THE P.R.F.B.C., TEXAS. CONVEYED TO AVALON COMMUNITY ASSOCIATION INC. AS RECORDED UNDER C.F. NO. 2001119909 O.R.F.B.C. DATED 12/20/2001.

** BRS A FND 5/8 CIR (LJA)
S 58° 56' 30" E, 268.84' IN THE NW ROW LINE OF DAWNINGTON PL. AT THE INTERSECTION WITH THE E ROW LINE OF DEARBORNE CHASE DR.

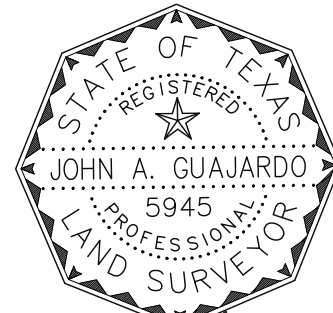
REF.
FND 5/8 CIR (LJA)

NOTES:

- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), N.A.D. 83. ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999867045 (REF FAME: NAD_83(CORS 2011 ADJ.)(EPOCH:2010).
- PROJECT VERTICAL DATUM: NAVD 88, 2001 ADJUSTMENT

BENCHMARK
CITY OF SUGAR LAND GEODETIC CONTROL STATION
FLOODPLAIN RM NO. SGR-1
PUBLISHED ELEV. = 70.14' NAVD 88 (2001 ADJUSTMENT)
A 3 INCH BRASS DISK STAMPED RM 001 LOCATED APPROXIMATELY 246 FEET SOUTH OF THE INTERSECTION OF SABER RIVER ROAD AND ELKINS IN THE CONCRETE PAVEMENT AT THE SOUTH END OF THE FIRST MEDIAN NOSE.
(TO CONVERT TO THE NATIONAL SPACIAL REFERENCE SSYSTEM (CORS 2011 ADJUSTMENT)(GEOID 18) GPS DATUM SUBTRACT 0.25'
- THE PROJECT IS LOCATED IN ZONE X, DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0270L, EFFECTIVE DATE 04/02/2014, BY GRAPHICAL PLOTTING.
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- REFERENCE ABSTRACTOR'S CERTIFICATE IN SUPPORT OF SURVEY BY TEXAS AMERICAN TITLE COMPANY, GF NO. 2791023-05015 DATED JULY 27, 2023, FOR LIST OF EASEMENTS AND RESTRICTIONS AFFECTING THE PARENT TRACT. EASEMENTS WHICH APPEAR NOT TO AFFECT THE PARCEL AREA ARE NOT SHOWN ON THIS PARCEL PLAT.
- A METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

JAG ENGINEERING, INC.
9100 SOUTHWEST FWY, SUITE 130, HOUSTON TEXAS 77074
(713) 977-7550, (713)977-7317 FAX



John A. Guajardo
07/24/2023



CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

AVALON/BRAZOS
LANDING/COMMONWEALTH DRAINAGE
IMPROVEMENTS PROJECT
DR 2107 - PHASE II IMPROVEMENTS

PARCEL-1
0.1208 AC (5,263 SQ. FT)
OUT OF 15.211 AC RES."I" ACCORDING
TO AVALON VILLAGE OF AVALON
SECTION ONE SLIDE
1828 A-B P.R.F.B.C.

JOB No.: 42295
DATE: 7/25/2023
DESIGNED BY: DW
DRAWN BY: RC
CHECKED BY: LN
SCALE: AS NOTED

S. M. Williams League, A-97
Fort Bend County, Texas

Drainage Easement Parcel 2
0.0214 of an Acre (932 sq. ft.)
Page 1 of 2

Description

Being a parcel of land containing 0.0214 of an acre (932 sq. ft.) of land and being out of that 5.571 acres, Reserve "H", styled Tract "H", according to the replat of all of Tract "H", and Lots 43, and 44, Block One, according to Avalon, Meadows of Avalon, Section One, Partial Replat, being 6.009 acres of land, as recorded in Slide No. 2105A, and 2105B, of the Plat Records of Fort Bend County (P.R.F.B.C.), Texas, restricted to Landscape, pipeline and Drainage Easement, same Tract "H" being 5.586 acres, according to the map or plat of Avalon, Meadows of Avalon, Section One, as recorded in Slide No. 1828A, 1828B, of the (P.R.F.B.C.), Texas, being situated in the S. M. Williams League, Abstract Number 97, and E. Alcorn League, Abstract No. 1, Fort Bend County, Texas, and described in the Deed Without Warranty, dated December 20, 2001, to Avalon Community Association, Inc., as recorded under Clerk's File No. 2001119909 of the Official Records of Fort Bend County (O.R.F.B.C.), Texas, and being out of that certain called 217.8 acres of land conveyed to Monarch Development of Texas, Inc., by Special Warranty Deed, dated February 7, 1997, as recorded under Clerk's File Number 9707106 of the O.R.F.B.C., Texas. Said 0.0214 of an acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at a set cut "X" in concrete sidewalk marking the point of reverse curve in the common northerly line of said Tract "H", and the southerly line of Tract "I", Lake/Drainage Easement and Detention Pond "Two", according to said plat of Avalon, Meadows of Avalon, Section One, and being in the approximate center of a 20-foot wide storm sewer easement dedicated by said plat of Avalon, Villages of Avalon, Section Four, from which a found 5/8-inch iron rod with cap (LJA), bears South 58° 56' 30" East, 268.84 feet in the northwesterly right-of-way of Dawnington Place, at the intersection with the easterly right-of-way line of Deerbourne Chase Drive, both 60 feet wide according to said Avalon, Villages of Avalon, Section Four plat, having Texas State Plane Coordinates of X= 3,041,462.13, Y= 13,765,328.89;

THENCE, along the common northerly line of Tract "H" and southerly line of said Tract "I", being parallel and offset 20.00 feet north of the said northerly right-of-way line of Dawnington Place, being a curve to the right having a radius of 500.00 feet, an arc length of 169.05 feet, a central angle of 19° 22' 20", and a chord bearing and distance of North 84° 59' 48" East, 168.25 feet, to point at the northwest corner and the **POINT OF BEGINNING** of the herein described parcel of land, having Texas State Plane Coordinates of X= 3,041,629.73, Y= 13,765,343.57;

THENCE, continuing easterly along the common line between Tract "H, and Tract "I", same being said curve to the right having a radius 500.00 feet through a central angle of 5°27'07", an arc distance of 47.58 feet, and a chord bearing and distance of South 82°36'05" East, 47.56 feet to a set 1/2-inch iron rod with cap at the northeast corner of the herein described parcel of land, from which a found 5/8-inch iron rod with cap (LJA) marking the point of tangency in said common line, bears South 65°57'54" East, 240.56 feet, same being the chord bearing and distance along a curve having a radius of 480.00 feet, arc length of 242.94 feet, and central angle of 27° 50' 21" to said point of tangency;

THENCE, South 7°45'55" West, 20.02 feet, departing said common line, to a set 1/2-inch iron rod with cap at the southeast corner of the herein described parcel, and being in the common northerly right-of-way line of Dawnington Place and southerly line of said Tract "H";

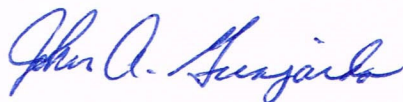
THENCE, westerly along said curve to the left, same being the common northerly right-of-way line of Dawnington Place, and the southerly line of Tract "H", through a central angle of 5°26'25" an arc distance of 45.58 feet, and a chord bearing and distance of North 82°29'56" West, 45.56 feet to a set 1/2-inch iron rod with cap at the southeast corner of the herein described parcel of land;

THENCE, North 2°01'53" East, 20.02 feet, to the northwest corner and the **POINT OF BEGINNING** of the herein described parcel of land, containing 0.0214 of an acre (932 sq. ft.) of land.

Notes:

1. All set iron rods with caps are stamped "JAG 5945"
2. All bearings are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83.
3. All coordinates are grid and may be converted to surface by dividing by the scale factor of 0.999867045.
4. A survey plat has been prepared in conjunction with this field note description.

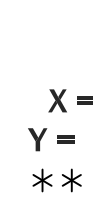
JAG Engineering, Inc.
Texas Firm No.: 100171-00
9100 Southwest Fwy., Ste. 130
Houston, TX 77074
(713) 977-7550 (ph.), (713) 977-7317 (fax)



John A. Guajardo
R.P.L.S. No. 5945

07/24/2023
Date:

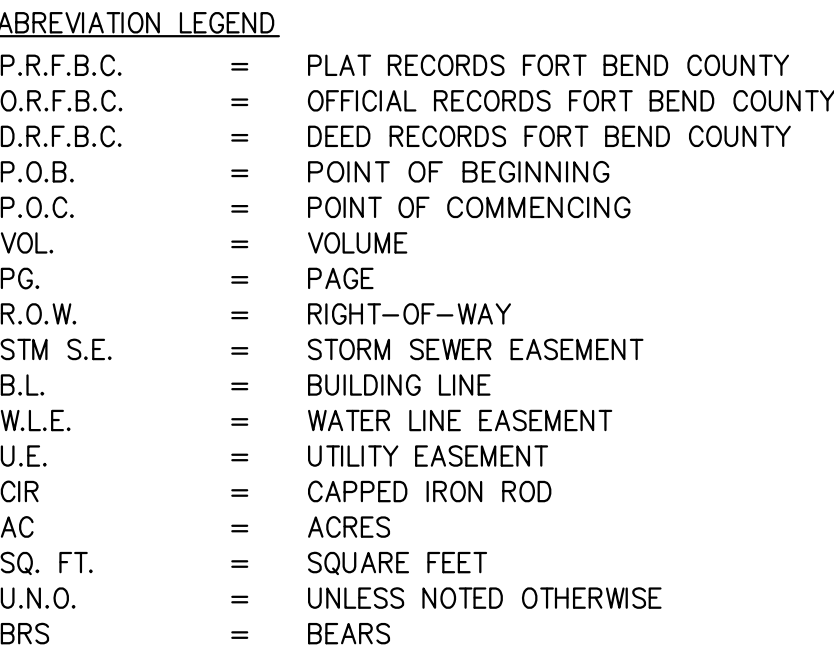




1. THIS TEMPORARY DRAINAGE EASEMENT TERMINATES UPON COMPLETION OF CONSTRUCTION AND ACCEPTANCE, BY F.B.C.L.I.D. NO.14 OF DETENTION POND TWO C.F. NO. 9768190 O.P.R.F.B.C.

PARCEL 2 LINE TABLE		
LINE NO.	BEARING	DIST
L1	S7° 45' 55"W	20.02'
L2	N02° 01' 53"E	20.02'

15.211 AC
RESTRICTED RESERVE "I"
LAKE/DETENTION POND "TWO"
F.B.C.L.I.D. NO. 14
C.F. NO. 9846764 O.R.F.B.C.
06/19/1998



● SET 1/2 CIR (U.N.O.)

REF.
FND 5/8 CIR (LJA)

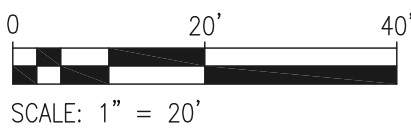
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), N.A.D. 83. ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999867045 (REF FAME: NAD_83(CORS 2011 ADJ.)(EPOCH:2010)).

BENCHMARK
CITY OF SUGAR LAND GEODETIC CONTROL STATION
FLOODPLAIN RM NO. SGR-1
PUBLISHED ELEV. = 70.14' NAVD 88 (2001 ADJUSTMENT)
A 3 INCH BRASS DISK STAMPED RM 001 LOCATED APPROXIMATELY
246 FEET SOUTH OF THE INTERSECTION OF SABER RIVER ROAD
AND ELKINS IN THE CONCRETE PAVEMENT AT THE SOUTH END OF
THE FIRST MEDIAN NOSE.
TO CONVERT TO THE NATIONAL SPACIAL REFERENCE SSSYSTEM
(CORS 2011 ADJUSTMENT)(GEOID 18) GPS DATUM SUBTRACT 0.25'

4. UNDERGROUND UTILITIES SHOWN ARE BASED ON SURFACE UTILITY FEATURES, FIELD SURVEY, AND AVAILABLE INFORMATION. PUBLIC AND PRIVATE UTILITIES MAY EXIST WHICH ARE NOT SHOWN. THE CONTRACTOR SHALL NOTIFY TEXAS ONE CALL AT 713-223-4567/ 800-669-4349 AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION.

6. REFERENCE ABSTRACTOR'S CERTIFICATE IN SUPPORT OF SURVEY BY TEXAS AMERICAN TITLE COMPANY, GF NO. 2791023-05000 DATED JULY 27, 2023, FOR LIST OF EASEMENTS AND RESTRICTIONS AFFECTING THE PARENT TRACT. EASEMENTS WHICH APPEAR NOT TO AFFECT THE PARCEL AREA ARE NOT SHOWN ON THIS PARCEL PLAT.

7. A METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.



KEY MAP NO. 457-A

No.	DATE	REVISIO
-----	------	---------

9100 SOUTHWEST FWY, SUITE 130, HOUSTON TEXAS 77074
(713) 977-7550, (713)977-7317 FAX



PARCEL-2
0.0214 AC (932 SQ. FT)
OUT OF 5.571 AC RES."H" ACCORDING
TO AVALON VILLAGE OF AVALON
SECTION ONE PARTIAL REPLAT
SLIDE 2105A-B P.R.F.B.C.

JOB No.: 42295
DATE: 7/25/2023
DESIGNED BY: DW
DRAWN BY: RC
CHECKED BY: LN
SCALE: AS NOTED

SHEET 3 OF 7

Description

Being a parcel of land containing 0.0367 of an acre (1600 sq. ft.) of land and being out of that 5.490 acre Restricted Reserve "E" Lake/Detention Pond One, Avalon Villages of Avalon, Section Four, according to the map or plat thereof recorded in Slide No. 1787, Pages A-B, Plat Records of Fort Bend County (P.R.F.B.C.), Texas. Said 5.490 acres tract being that same called 5.490 acre tract situated in the S. M. Williams League, Abstract Number 97, Fort Bend County, Texas, described in the Warranty Deed, dated September 9, 1997, to Fort Bend County Levee Improvement District, as recorded under County Clerk's File Number (C.C.F. No.) 9761877 of the Official Records of Fort Bend County (O.R.F.B.C.), Texas, and being out of that certain called 217.8 acres of land conveyed to Monarch Development of Texas, Inc., as recorded under County Clerk's File Number (C.C.F. No.) 9707106 of the O.R.F.B.C., Texas. Said 0.0367 of an acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at a set 5/8-inch iron rod with cap marking the southwesterly point of tangency of the curve at the intersection of the southeasterly right-of-way line of Azalea Trail (width varies according to said Plat of Avalon Villages of Avalon, Section Four) with the northeasterly right-of-way line of Elkins Road (100 foot width according to the map or plat of Avalon Villages of Avalon, Section One recorded in Slide No 1698, Pages A-B, P.R.F.B.C., Texas), and being common with the southwesterly line of a Restricted Reserve "C" of said Villages of Avalon, Section Four, restricted to Dow Chemical Company Easement, landscaping, and drainage, and having Texas State Plane Coordinates of X= 3040052.06, Y= 13765179.18;

Thence, South 29° 53' 28" East, a distance of 8.30 feet along the common northeasterly right-of-way line of Elkins Road, and the southwesterly line of said Restricted Reserve "C" and a 10-foot wide water line easement to the City of Sugar Land recorded in C.C.F. No. 9777096 of the O.R.F.B.C., Texas, to a point for the beginning of a tangent curve to the right;

Thence, along said common line and curve to the right 20.60 feet pass the northwesterly line of a 20-foot wide storm sewer easement dedicated by said plat of Avalon Villages of Avalon, Section One (Slide 1698B, and 1699A P.R.F.B.C., Texas), and continuing another 19.21 feet for a total accumulative an arc length of 39.81 feet, a radius of 900.00 feet, a central angle 2° 32' 05", and a chord bearing of South 28° 35' 16" East, a distance of 39.81 feet, along said common line to a set 5/8-inch iron rod with cap;

Thence, North 62° 51' 05" East a distance of 20.53 feet, departing said common line to a set 5/8-inch iron rod with cap for the northwesterly corner and the **POINT OF BEGINNING** of the herein described parcel of land, having Texas State Plane Coordinates of X= 3,040,093.67, Y= 13,765,146.12, and being in the common northeasterly line of said Restricted Reserve "C" and the southwesterly line of said Restricted Reserve "E";

Thence, North 62° 51' 05" East a distance of 47.47 into said Restricted Reserve "E" to a point for the northeast corner of the herein described parcel of land;

Thence, South 27° 08' 55" East a distance of 36.00 feet to a point for the southeasterly corner of the herein described parcel of land;

Thence, South 62° 51' 05" West a distance of 40.31 feet to a set 5/8-inch iron rod with cap for the southwesterly corner of the herein described parcel of land and being in the common northeasterly line of said Restricted Reserve "C" and the southwesterly line of said Restricted Reserve "E" and being a curve to the left;


Thence, along said common line between Restricted Reserve "C" and Restricted Reserve "E" and said curve to the left having an arc length of 19.80 feet, a radius of 300.00 feet, a central angle 3° 46' 56", and a chord bearing of North 40° 58' 43" West, a distance of 19.80 feet to a point of reverse curve in said common line;

Thence, continuing along said common line between Restricted Reserve "C" and Restricted Reserve "E" being a curve to the right having an arc length of 17.00 feet, a radius of 65.00 feet, a central angle 14° 59' 01", and a chord bearing of North 35° 20' 27" West, a distance of 16.95 feet to the northeast corner and the **POINT OF BEGINNING** of the herein described tract of land containing 0.0367 of an acre (1600 sq. ft.) of land, more or less.

Notes:

1. All set iron rods with caps are stamped "JAG 5945"
2. All bearings are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83.
3. All coordinates are grid and may be converted to surface by dividing by the scale factor of 0.999867045.
4. A survey plat has been prepared in conjunction with this field note description.

JAG Engineering, Inc.
Texas Firm No.: 100171-00
9100 Southwest Fwy., Ste. 130
Houston, TX 77074
(713) 977-7550 (ph.), (713) 977-7317 (fax)



John A. Guajardo
R.P.L.S. No. 5945

05/03/2021
Date:



SM WILLIAMS LEAGUE A-97

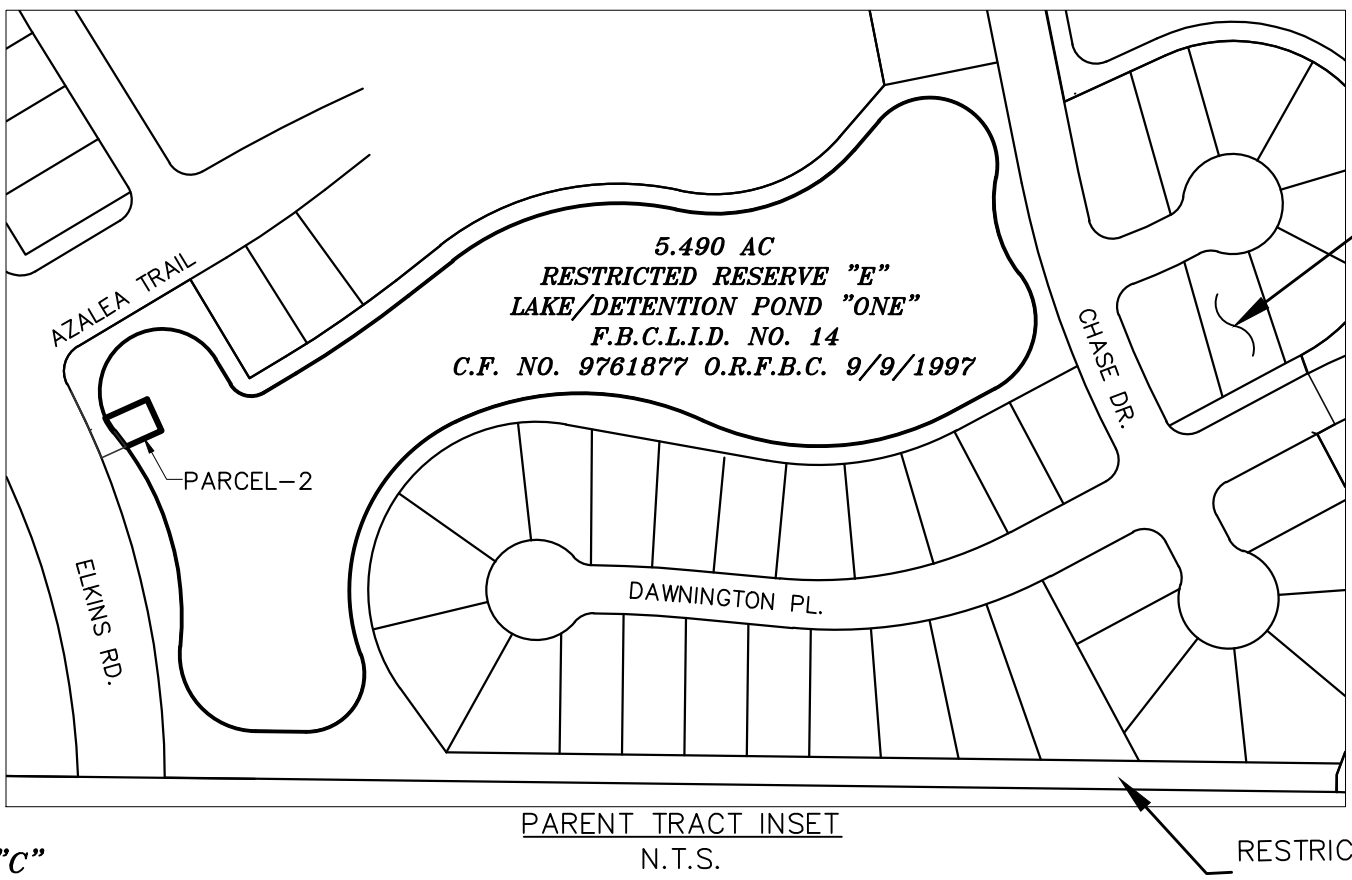
217.8 AC
MONARCH DEVELOPMENT OF TEXAS, INC
C.F. NO. 9707106 O.R.F.B.C.

AZALEA TRAIL
(R.O.W. VARIES)
(SLIDE 1787, PG A-B P.R.F.B.C.)
CENTERPOINT ENCL.
2" IP PLA. GAS MAIN

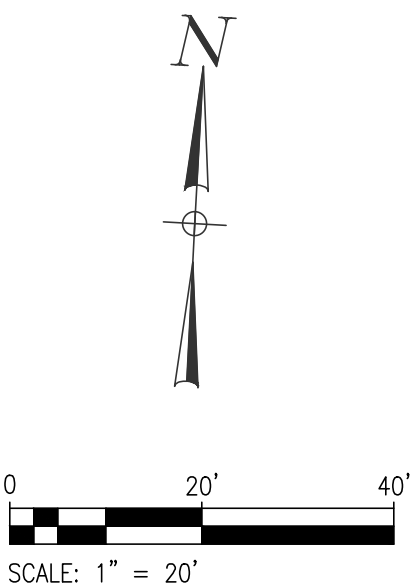
* RESTRICTED TO DOW
CHEMICAL COMPANY
PIPELINE ESM'T
LANDSCAPING AND
DRAINAGE

** FBC MUD NO. 113
C.F. NO. 9777096
O.R.F.B.C.

CALLED 2.651 AC
RESTRICTED RESERVE "C"
AVALON COMMUNITY ASSOCIATION, INC.
C.F. NO. 2001119909 O.R.F.B.C. 12/19/2001



AVALON VILLAGES OF AVALON
SECTION FOUR
SLIDE NO. 1787, PG A-B P.R.F.B.C.



KEY MAP NO. 457-A

ABBREVIATION LEGEND

P.R.F.B.C.	=	PLAT RECORDS FORT BEND COUNTY
O.R.F.B.C.	=	OFFICIAL RECORDS FORT BEND COUNTY
D.R.F.B.C.	=	DEED RECORDS FORT BEND COUNTY
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCING
VOL.	=	VOLUME
PG.	=	PAGE
R.O.W.	=	RIGHT-OF-WAY
STM S.E.	=	STORM SEWER EASEMENT
B.L.	=	BUILDING LINE
W.L.E.	=	WATER LINE EASEMENT
U.E.	=	UTILITY EASEMENT
CIR	=	CAPPED IRON ROD
AC	=	ACRES
SQ. FT.	=	SQUARE FEET

LEGEND

- SET 5/8 CIR

No.	DATE	REVISION

JAG ENGINEERING, INC.

9100 SOUTHWEST FWY, SUITE 130, HOUSTON TEXAS 77074
(713) 977-7550, (713)977-7317 FAX



John A. Guajardo
05/03/2022



CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

AVALON/BRAZOS
LANDING/COMMONWEALTH DRAINAGE
IMPROVEMENTS PROJECT
DR 2107 - PHASE II IMPROVEMENTS

PARCEL-2
0.0367 AC (1600 SQ. FT)
OUT OF A 5.490 AC RESTRICTED
RESERVE "E" AVALON VILLAGES OF
AVALON SECTION FOUR

JOB No.: 42295
DATE: 4/1/2023
DESIGNED BY: DW
DRAWN BY: RC
CHECKED BY: LN
SCALE: AS NOTED

SHEET 3 OF 3

NOTES:

- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), N.A.D. 83. ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999867045 (REF FAME: NAD_83(CORS 2011 ADJ.)(EPOCH:2010).
- PROJECT VERTICAL DATUM: NAVD 88, 2001 ADJUSTMENT

BENCHMARK
CITY OF SUGAR LAND GEODETIC CONTROL STATION
FLOODPLAIN RM NO. SGR-1
PUBLISHED ELEV. = 70.14' NAVD 88 (2001 ADJUSTMENT)
A 3 INCH BRASS DISK STAMPED RM 001 LOCATED APPROXIMATELY 246 FEET SOUTH OF THE INTERSECTION OF SABER RIVER ROAD AND ELKINS IN THE CONCRETE PAVEMENT AT THE SOUTH END OF THE FIRST MEDIAN NOSE.
TO CONVERT TO THE NATIONAL SPACIAL REFERENCE SSYSTEM (CORS 2011 ADJUSTMENT)(GEOID 18) GPS DATUM SUBTRACT 0.25'
- THE PROJECT IS LOCATED IN ZONE X, DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0270L, EFFECTIVE DATE 04/02/2014, BY GRAPHICAL PLOTTING.
- UNDERGROUND UTILITIES SHOWN ARE BASED ON SURFACE UTILITY FEATURES, FIELD SURVEY, AND AVAILABLE INFORMATION. PUBLIC AND PRIVATE UTILITIES MAY EXIST WHICH ARE NOT SHOWN. THE CONTRACTOR SHALL NOTIFY TEXAS ONE CALL AT 713-223-4567/ 800-669-4349 AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION.
- THIS MAP IS A TRUE REPRESENTATION OF A SURVEY COMPLETED ON THE GROUND IN ACCORDANCE WITH TSPS STANDARDS FOR CATEGORY 1B, CONDITION II, AND THE FACTS FOUND ON THE GROUND AT THE TIME OF THE SURVEY, DATED MAY 25, 2021.
- REFERENCE ABSTRACTOR'S CERTIFICATE IN SUPPORT OF SURVEY BY TEXAS AMERICAN TITLE COMPANY, GF NO. 2791022-03990 DATED MAY 2, 2022, FOR LIST OF EASEMENTS AND RESTRICTIONS AFFECTING THE PARENT TRACT. EASEMENTS WHICH APPEAR NOT TO AFFECT THE PARCEL AREA ARE NOT SHOWN ON THIS PARCEL PLAT.
- A METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

RESERVE "E" LINE TABLE		
LINE NO.	BEARING	DIST
L1	N 62° 51' 05" E	20.53'
L2	N 62° 51' 05" E	47.47'
L3	S 27° 08' 55" E	36.00'
L4	S 62° 51' 05" W	40.31'
L5	S 29° 53' 28" E	8.30'

RESERVE "E" CURVE TABLE				
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING & DISTANCE
C1	900.00'	2°32'05"	39.81'	S 28° 35' 16" E 39.81'
C2	300.00'	3°46'56"	19.80'	N 40° 58' 43" W 19.80'
C3	65.00'	14°59'01"	17.00'	N 35° 20' 27" W 16.95'

Description

Being a parcel of land containing 0.0102 of an acre (443 sq. ft.) of land and being out of that 5.571 acres, Reserve "H", styled Tract "H", according to the replat of all of Tract "H", and Lots 43, and 44, Block Four, according to Avalon, Meadows of Avalon, Section One, Partial Replat, as recorded in Slide No. 2105A, and 2105B, of the Plat Records of Fort Bend County (P.R.F.B.C.), Texas, restricted to Landscape, pipeline and Drainage Easement, same Tract "H", being 5.586 acres, according to the map or plat of Avalon, Meadows of Avalon, Section One, as recorded in Slide No. 1828A, 1828B, of the (P.R.F.B.C.), Texas, being situated in the S. M. Williams League, Abstract Number 97, and E. Alcorn League, Abstract No. 1, Fort Bend County, Texas, and described in the Deed Without Warranty Deed, dated December 20, 2001, to Avalon Community Association, Inc., as recorded under Clerk's File No. 2001119909 of the Official Records of Fort Bend County (O.R.F.B.C.), Texas, and being out of that certain called 217.8 acres of land conveyed to Monarch Development of Texas, Inc., by Special Warranty Deed, dated February 7, 1997, as recorded under Clerk's File Number 9707106 of the O.R.F.B.C., Texas. Said 0.0102 of an acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at a set cut "X" in concrete sidewalk marking the point of reverse curve in the common northerly line of said Tract "H", and the southerly line of Tract "I", Lake/Drainage Easement and Detention Pond "Two", according to said plat of Avalon, Meadows of Avalon, Section One, and being in the approximate center of a 20-foot wide storm sewer easement dedicated by plat of Avalon, Villages of Avalon, Section Four as recorded in Slide 1787A, 1787B, of the P.R.F.B.C., Texas, from which a found 5/8-inch iron rod with cap (LJA), bears South 58° 56' 30" East, 268.84 feet, in the northwesterly right-of-way line of Dawnington Place, at the intersection with the easterly right-of-way line of Deerbourn Chase Drive, both 60 feet wide according to said plat of Avalon, Villages of Avalon, Section Four, having Texas State Plane Coordinates of X= 3,041,462.13, Y= 13,765,328.89;

THENCE, along said common northerly line of Tract "H" and southerly line of said Tract "I", being parallel and offset 20.00 feet north of the said northerly right-of-way line of Dawnington Place, being a curve to the right having a radius of 500.00 feet, an arc length of 105.88 feet, a central angle of 12° 07' 58", and a chord bearing and distance of North 81° 23' 06" East, 105.68 feet, to set 1/2-inch iron rod with cap at the northwest corner and the point of **POINT OF BEGINNING** of the herein described parcel of land, having Texas State Plane Coordinates of X= 3,041,566.60, Y= 13,765,344.72;

THENCE, continuing easterly along the common line between Tract "H, and Tract "I", same being a curve to the right having a radius 500.00 feet through a central angle of 2°39'23", an arc distance of 23.18 feet, and a chord bearing and distance of North 88°45'33" East, 23.18 feet to a point at the northeast corner of the herein described parcel of land, from which a found 5/8-inch iron rod with cap (LJA), marking the point of tangency of said curve, bears South 70°58'54" East, 324.53 feet, same being the chord bearing and distance of the curve along said common line having a radius of 480.00 feet, arc length of 330.51 feet, and central angle of 37° 52' 27" to said point of tangency;

THENCE, South 2°01'53" West, 20.01 feet, departing said common line, to a set 1/2-inch iron rod with cap at the southeast corner of the herein described parcel, and being in common northerly right-of-way line of Dawnington Place, and the southerly line of Tract "H", same being a 480.00 foot radius curve concave to the south,

THENCE, westerly along said curve to the left, along said common line between the northerly right-of-way line of Dawnington Place and southerly line of Tract "H", through a central angle of 02°31'38" an arc distance of 21.17 feet, and a chord bearing and distance of North 88°44'34" West, 21.17 feet to a set 1/2-inch iron rod with cap at the southeast corner of the herein described parcel of land;

THENCE, North 3°43'31" East, 20.00 feet to the northwest corner and the **POINT OF BEGINNING** of the herein described parcel of land, containing 0.0102 of an acre (444 sq. ft.) of land.

Notes:

1. All set iron rods with caps are stamped "JAG 5945"
2. All bearings are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83.
3. All coordinates are grid and may be converted to surface by dividing by the scale factor of 0.999867045.
4. A survey plat has been prepared in conjunction with this field note description.

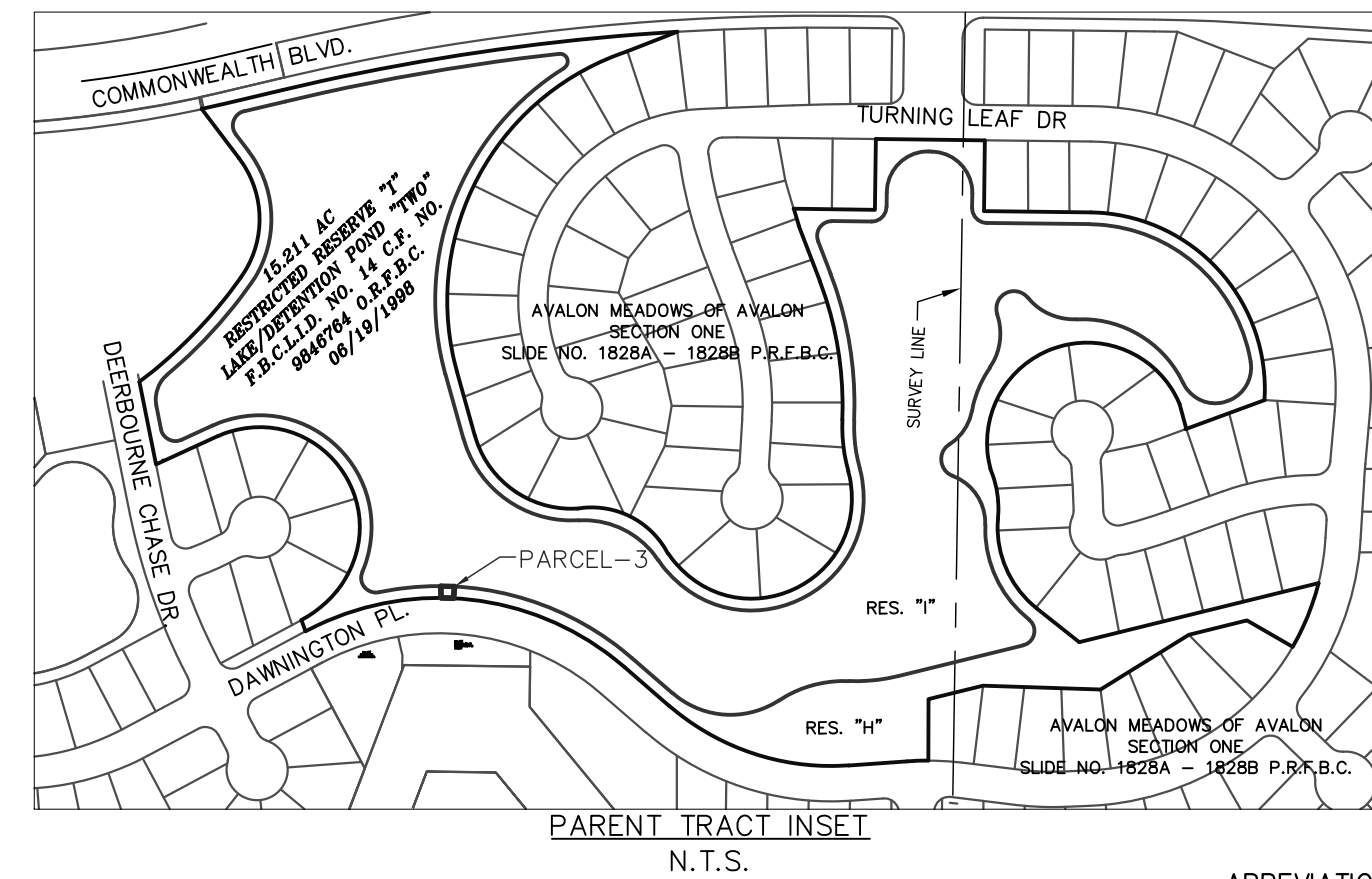
JAG Engineering, Inc.
Texas Firm No.: 100171-00
9100 Southwest Fwy., Ste. 130
Houston, TX 77074
(713) 977-7550 (ph.), (713) 977-7317 (fax)



John A. Guajardo
R.P.L.S. No. 5945

07/24/2023
Date:





P.R.F.B.C.	=	PLAT RECORDS FORT BEND COUNTY
O.R.F.B.C.	=	OFFICIAL RECORDS FORT BEND COUNTY
D.R.F.B.C.	=	DEED RECORDS FORT BEND COUNTY
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCING
VOL.	=	VOLUME
PG.	=	PAGE
R.O.W.	=	RIGHT-OF-WAY
STM S.E.	=	STORM SEWER EASEMENT
B.L.	=	BUILDING LINE
W.L.E.	=	WATER LINE EASEMENT
U.E.	=	UTILITY EASEMENT
CIR	=	CAPPED IRON ROD
AC	=	ACRES
SQ. FT.	=	SQUARE FEET
U.N.O.	=	UNLESS NOTED OTHERWISE
BRS	=	BEARS

● SET 1/2 CIR (U.N.O.)

No.	DATE	REVISION

9100 SOUTHWEST FWY, SUITE 130, HOUSTON TEXAS 7707
(713) 977-7550, (713)977-7317 FAX



John A. Guzzardo 07/24/2023



CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

AVALON/BRAZOS
LANDING/COMMONWEALTH DRAINAGE
IMPROVEMENTS PROJECT
DR 2107 – PHASE II IMPROVEMENTS

PARCEL-3
0.0102 AC (443 SQ. FT)
OUT OF 5.571 AC RES."H" ACCORDING
TO AVALON VILLAGE OF AVALON
SECTION ONE PARTIAL REPLAT
SLIDE 2105A-B P.R.F.B.C.

JOB No.: 42295
DATE: 7/28/2023
DESIGNED BY: DW
DRAWN BY: RC
CHECKED BY: LN
SCALE: AS NOTED

SHEET 4 OF 7

PARCEL 3 CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING & DISTANCE	
C1	500.00'	12° 7' 58"	105.88'	N81° 23' 06"E	105.68'
C2	500.00'	2° 39' 023"	23.18'	N88° 45' 33"E	23.19'
C3	480.00'	2° 31' 38"	21.17'	S88° 44' 34"W	21.17'
C4	500.00'	37° 52' 27"	330.51'	S70° 58' 54"E	324.53'

PARCEL 3 LINE TABLE		
LINE NO.	BEARING	DIST
L1	S02° 01' 53"W	20.01'
L2	N3° 43' 31"W	20.00'

S. M. Williams League, A-97
Fort Bend County, Texas

Drainage Easement Parcel 4, Part A & B
0.2199 of an Acre (9581 sq. ft.)
Page 1 of 3

Description

Being a parcel of land, Part A and Part B, containing 0.2199 of an acre (9581 sq. ft.) of land; 0.1978 of an acre (8617 sq. ft.), Part A, being out of that 0.241 of an acre, Reserve "K", styled Tract "K", according to the plat of Avalon, Meadows of Avalon, Section One, as recorded in Slide No. 1828A, and 1828B, of the Plat Records of Fort Bend County (P.R.F.B.C.), Texas, reserved for drainage easement and access purposes, to Fort Bend County Levee Improvement District No. 14 (F.B.C.L.I.D. No. 14), situated in the S. M. Williams League, Abstract Number 97, Fort Bend County, Texas, said 0.241 of an acre tract conveyed by Special Warranty Deed, dated May 21, 2007, to F.B.C.L.I.D. No. 14, as recorded under Clerk's File No. (C.F. No.) 2007061719 of the Official Records of Fort Bend County (O.R.F.B.C.), Texas; and 0.0221 of an acre (964 sq. ft.), Part B, being out of that certain 2.483 acre tract, styled Tract Two, in the Special Warranty Deed to F.B.C.L.I.D. No. 14, dated May 22, 1997, as recorded under C.F. No. 9730801 of the O.R.F.B.C., Texas, and both Tract "K" and said 2.483 acre tract being out of that 217.8 acres tract of land conveyed to Monarch Development of Texas, Inc., by Special Warranty Deed, dated February 7, 1997, as recorded under Film Code Number 9707106 of the O.R.F.B.C., Texas, and situated in said S. M. Williams League, and E. Alcorn League, Abstract Number 1. Said 0.2199 of an acre parcel of land being more particularly described by metes and bounds as follows:

PARCEL 4, PART A

COMMENCING for reference at a found 5/8-inch iron rod with cap (LJA) in the southerly right-of-way line of Dawnington Place, marking the common northeast corner of Lot 28, Block 4 of said Avalon, Villages of Avalon Section Four, a plat recorded in Slide 1787A, 1787B, P.R.F.B.C., Texas, and the northwest corner of Reserve "G", styled Tract "G", of said Avalon Meadows of Avalon Section One plat, from which a found 5/8-inch iron rod with cap (LJA) bears South 58°45'37" West, 107.17 feet, being in the southerly right-of-way line of Dawington Place at the intersection of the east right-of-way line of Deerbourne Chase Drive, both 60 feet wide according to said plat of Avalon Village of Avalon, Section Four, having Texas State Plane Coordinates of X= 3,041,354.36, Y= 13,765,194.20;

THENCE, North 58°56'14" East, 20.98 feet along the common southerly right-of-way line of Dawnington Place, and the northerly line of said Tract "G" to a 5/8-inch iron rod marking the beginning of a tangent curve to the right;

THENCE, along said curve to the right in the common southerly right-of-way line of Dawnington Place, and the northerly line of said Tract "G" having a radius of 420.00 feet, an arc distance of 136.84 feet pass a found 5/8-inch iron rod with cap (LJA) marking the common northeast corner of said Tract "G" and the northwest corner of said Tract "K", and continuing another 30.31 feet for a total cumulative arc distance of 167.15 feet, along said curve, having a central angle of 22° 48' 09", and a chord bearing and distance of North 70° 20' 26" East, 166.05 feet, to a set 1/2-inch iron rod with cap at the northwest corner and the point of **POINT OF BEGINNING** of the herein described parcel of land, Part A, having Texas State Plane Coordinates of X= 3,041,528.68, Y= 13,765,260.87;

THENCE, continuing along the common southerly right-of-line of Dawnington Place, and the north line of said Tract "K", being a curve to the right having a radius of 420.00 feet through a central angle of 24°12'25", an arc distance of 177.45 feet, and a chord bearing and distance of South 86°09'22" East, 176.13 feet to a set 1/2-inch iron rod with cap at the northeast corner of the herein described parcel;

THENCE, South 2°12'36" East, 33.64 feet, departing said common line to a point at the southeast corner of the herein described parcel, and being in common southerly line of said Tract "K" and the northerly line of said 2.483 acre tract;

THENCE, South 87°47'24" West, 175.15 feet along said common line to a set 1/2-inch iron rod with cap at the southwest corner of the herein described parcel of land;

THENCE, North 02°12'36" West, 52.21 feet to the northwest corner and the **POINT OF BEGINNING** of the herein described parcel of land, Part A, containing 0.1978 of an acre (8617 sq. ft.) of land.

Parcel 4, Part B

BEGINNING at a set 1/2-inch iron rod with cap marking the southwest corner of the herein described Parcel 4, Part A, and being in the common south line of said Tract "K" and the north line of said 2.483 acre tract, having Texas State Plane Coordinates of X= 3,041,530.70, Y= 13,765,208.71;

THENCE, North 87°47'24" East, 120.50 feet, along said common line to a set cut "X" in concrete for the northeast corner of the herein described tract of land;

THENCE, South 02°12'36" East, 8.00 feet, departing said common line, to a set cut "X" in concrete at the southeast corner of the herein described parcel of land, being in said 2.483 acre tract of land;

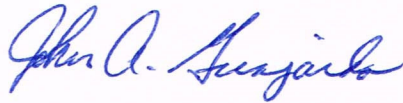
THENCE, South 87°47'24" West, 120.50 feet to a set 1/2-inch iron rod with cap at the southwest corner of the herein described parcel of land;

THENCE, North 02°12'36" West, 8.00 feet to the northwest corner and the **POINT OF BEGINNING** of the herein described parcel of land, Part B, containing 0.0221 of an acre (964 sq. ft.) of land, for a total for Part A and Part B of 0.2199 of an acre (9581 sq. ft.) of land.

Notes:

1. All set iron rods with caps are stamped "JAG 5945"
2. All bearings are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83.
3. All coordinates are grid and may be converted to surface by dividing by the scale factor of 0.999867045.
4. A survey plat has been prepared in conjunction with this field note description.

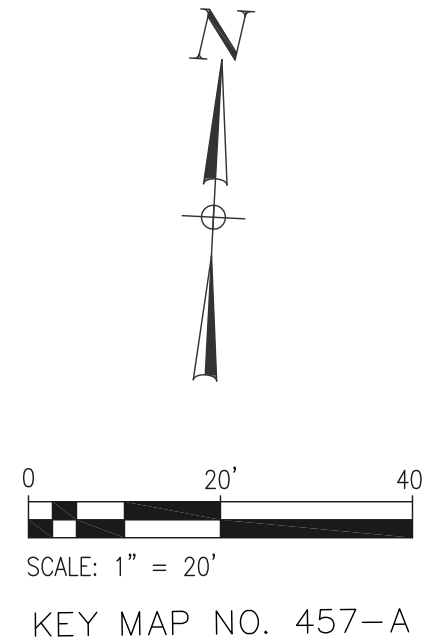
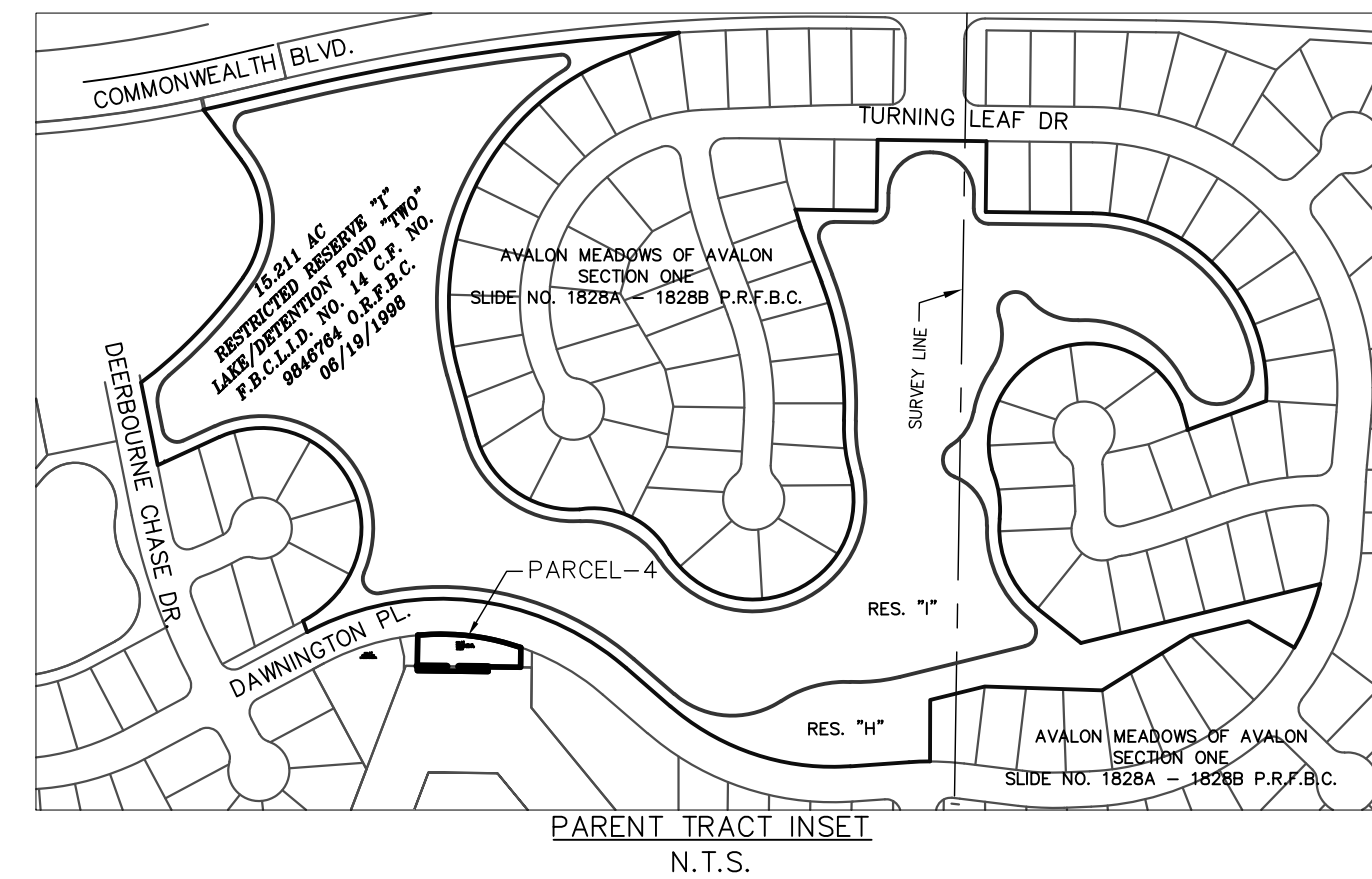
JAG Engineering, Inc.
Texas Firm No.: 100171-00
9100 Southwest Fwy., Ste. 130
Houston, TX 77074
(713) 977-7550 (ph.), (713) 977-7317 (fax)



John A. Guajardo
R.P.L.S. No. 5945

07/24/2023
Date:





P.R.F.B.C.	=	PLAT RECORDS FORT BEND COUNTY
O.R.F.B.C.	=	OFFICIAL RECORDS FORT BEND COUNTY
D.R.F.B.C.	=	DEED RECORDS FORT BEND COUNTY
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCING
VOL.	=	VOLUME
PG.	=	PAGE
R.O.W.	=	RIGHT-OF-WAY
STM S.E.	=	STORM SEWER EASEMENT
B.L.	=	BUILDING LINE
W.L.E.	=	WATER LINE EASEMENT
U.E.	=	UTILITY EASEMENT
CIR	=	CAPPED IRON ROD
AC	=	ACRES
SQ. FT.	=	SQUARE FEET
U.N.O.	=	UNLESS NOTED OTHERWISE
BRS	=	BEARS

● SET 1/2 CIR (U.N.O.)

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), N.A.D. 83. ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999867045 (REF FAME: NAD_83(CORS 2011 ADJ.)(EPOCH:2010)).

2. PROJECT VERTICAL DATUM: NAVD 88, 2001 ADJUSTMENT

BENCHMARK
CITY OF SUGAR LAND GEODETIC CONTROL STATION
FLOODPLAIN RM NO. SGR-1
PUBLISHED ELEV. = 70.14' NAVD 88 (2001 ADJUSTMENT)
A 3 INCH BRASS DISK STAMPED RM 001 LOCATED APPROXIMATELY
246 FEET SOUTH OF THE INTERSECTION OF SABER RIVER ROAD
AND ELKINS IN THE CONCRETE PAVEMENT AT THE SOUTH END OF
THE FIRST MEDIAN NOSE.
TO CONVERT TO THE NATIONAL SPACIAL REFERENCE SYSTEM
(CORS 2011 ADJUSTMENT)(GEOID 18) GPS DATUM SUBTRACT 0.25'

3. THE PROJECT IS LOCATED IN ZONE X, DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C02070L, EFFECTIVE DATE 04/02/2014, BY GRAPHICAL PLOTTING.

4. UNDERGROUND UTILITIES SHOWN ARE BASED ON SURFACE UTILITY FEATURES, FIELD SURVEY, AND AVAILABLE INFORMATION. PUBLIC AND PRIVATE UTILITIES MAY EXIST WHICH ARE NOT SHOWN. THE CONTRACTOR SHALL NOTIFY TEXAS ONE CALL AT 713-223-4567/ 800-669-4349 AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION.

5. THIS MAP IS A TRUE REPRESENTATION OF A SURVEY COMPLETED ON THE GROUND IN ACCORDANCE WITH TSPS STANDARDS FOR CATEGORY 1B, CONDITION II, AND THE FACTS FOUND ON THE GROUND AT THE TIME OF THE SURVEY, DATED MAY 25, 2021.

6. REFERENCE ABTRACTOR'S CERTIFICATE IN SUPPORT OF SURVEY BY TEXAS AMERICAN TITLE COMPANY, GF NO. 2791023-04995, AND 05013, DATED JULY 27, 2023, FOR LIST OF EASEMENTS AND RESTRICTIONS AFFECTING THE PARENT TRACT. EASEMENTS WHICH APPEAR NOT TO AFFECT THE PARCEL AREA ARE NOT SHOWN ON THIS PARCEL PLAT.

7. A METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

JAG ENGINEERING, INC.

9100 SOUTHWEST FWY, SUITE 130, HOUSTON TEXAS 77074
(713) 977-7550, (713)977-7317 FAX



John A. Guzzardo 07/24/2023



CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

AVALON/BRAZOS
LANDING/COMMONWEALTH DRAINAGE
IMPROVEMENTS PROJECT
DR 2107 – PHASE II IMPROVEMENTS

PARCEL-4 (0.2199 AC, 9581 SQ. FT.)
PART A 0.1978 AC (8617 SQ. FT.)
BEING OUT OF 0.241 AC RES. "K"
PART B 0.0221 AC (964 SQ. FT.)
BEING OUT OF 2.483 AC TRACT
F.B.C.L.D. NO. 14

JOB No.: 42295
DATE: 7/25/2023
DESIGNED BY: DW
DRAWN BY: RC
CHECKED BY: LN
SCALE: AS NOTED

SHEET 5 OF 7

PARCEL 4 CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING & DISTANCE	
C1	420.00'	22° 48' 09"	167.15'	N70° 20' 26"E	166.05'
C2	420.00'	24° 12' 25"	177.45'	S86° 09' 22"E	176.13'

PARCEL 4, PART A & B LINE TABLE		
LINE NO	BEARING	DIST
L1	N58° 56' 14"E	20.98'
L2	S02° 12' 36"E	33.64'
L3	S87° 47' 24"W	175.15'
L4	N02° 12' 36"W	52.21'
L5	N87° 47' 24"E	120.50'
L6	S02° 12' 36"E	8.00'
L7	S87° 47' 24"W	120.50'
L8	N02° 12' 36"W	8.00'

S. M. Williams League, A-97
Fort Bend County, Texas

Temporary Construction Easement Parcel 1
0.0180 of an Acre (783 sq. ft.)
Page 1 of 2

Description

Being a parcel of land containing 0.0180 of an acre (783 sq. ft.) of land and being out of that called 15.211 acre, Reserve "I", Styled Tract "I", restricted to Lake/Drainage Easement, and Detention Pond "Two", according to the map or plat of Avalon, Meadows of Avalon, Section One, as recorded in Slide No. 1828A, 1828B, of the Plat Records of Fort Bend County (P.R.F.B.C.), Texas. Said 15.211 acre tract being situated in the S. M. Williams League, Abstract Number 97, and E. Alcorn League, Abstract No. 1, Fort Bend County, Texas, and described in the Warranty Deed, dated June 19, 1998, to Fort Bend County Levee Improvement District No. 14 (F.B.C.L.I.D. No. 14), a conservation and reclamation district and a political subdivision of the State of Texas, as recorded under Clerk's File No. 9846764 of the Official Records of Fort Bend County, Texas (O.R.F.B.C.), Texas, and being out of that certain called 217.8 acres of land conveyed to Monarch Development of Texas, Inc., by Special Warranty Deed, dated February 7, 1997, as recorded under Clerk's File No. 9707106 of the O.R.F.B.C., Texas. Said 0.0180 of an acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at a set cut "X" in concrete sidewalk marking the point of reverse curve in the southerly line of said Tract "I", same being the northerly line of Tract "H", according to said plat of Avalon, Meadows of Avalon, Section One, and being in the approximate center of a 20-foot wide storm sewer easement dedicated by plat of Avalon, Villages of Avalon, Section Four as recorded in Slide 1787A, 1787B, of the P.R.F.B.C., Texas, from which a found 5/8-inch iron rod with cap (LJA), bears South 58° 56' 30" East, 268.84 feet in the northwesterly right-of-way of Dawnington Place, at the intersection with the easterly right-of-way line of Deerbourn Chase Drive, both 60 feet wide according to said Avalon, Villages of Avalon, Section Four plat, having Texas State Plane Coordinates of X= 3,041,462.13, Y= 13,765,328.89;

THENCE, along said common southerly line of said Tract "I", and northerly line of Tract "H" being parallel and offset 20.00 feet north of the said northerly right-of-way line of Dawnington Place, being a curve to the right having a radius of 500.00 feet, an arc length of 68.51 feet, a central angle of 7° 51' 04", and a chord bearing and distance of North 79° 15' 06" East, 68.46 feet, to a point at the southwest corner and the **POINT OF BEGINNING** of the herein described parcel of land, and having Texas State Plane Coordinates of X= 3,041,529.38, Y= 13,765,341.66;

THENCE, North 02°17'03" West, 43.11 feet to a point at the northwest corner of the herein described parcel of land and being in said Tact "I" detention pond;

THENCE, South 73°58'04" East, 21.07 feet to a set 3/4-inch iron rod with cap at the northeast corner of the herein described parcel of land in said Tract "I" detention pond;

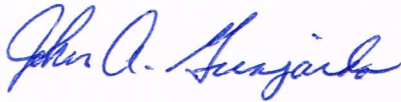
THENCE, South 2°17'03" East, 35.30 feet to a set 1/2-inch iron rod with cap at the southeast corner of the herein described parcel of land and being in said common south line of Tract "I", and north line of Tract "H", being a curve concave to the south;

THENCE, westerly along said curve to the left having a radius of 500.00 feet, an arc distance of 20.04 feet, a central angle of 02°17'48", and a chord bearing and distance of South 84°17'53" West, 20.04 feet, to the southwest corner and the **POINT OF BEGINNING** of the herein described parcel of land containing 0.0180 of an acre (783 sq. ft.) of land.

Notes:

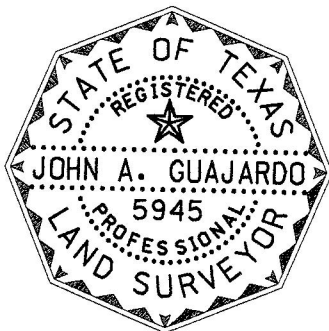
1. All set iron rods with caps are stamped "JAG 5945"
2. All bearings are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83.
3. All coordinates are grid and may be converted to surface by dividing by the scale factor of 0.999867045.
4. A survey plat has been prepared in conjunction with this field note description.

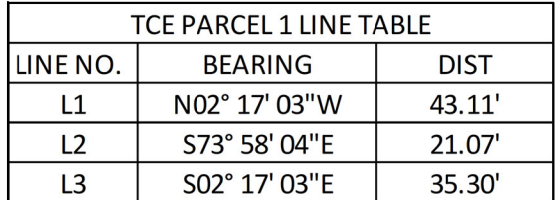
JAG Engineering, Inc.
Texas Firm No.: 100171-00
9100 Southwest Fwy., Ste. 130
Houston, TX 77074
(713) 977-7550 (ph.), (713) 977-7317 (fax)



John A. Guajardo
R.P.L.S. No. 5945

07/24/2023
Date:





No.	DATE	REVISIO
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9100 SOUTHWEST FWY, SUITE 130, HOUSTON TEXAS 77074
(713) 977-7550, (713)977-7317 FAX



JOB No.: 42295
DATE: 7/25/2023
DESIGNED BY: DW
DRAWN BY: RC
CHECKED BY: LN
SCALE: AS NOTED

SHEET 6 OF 7

S. M. Williams League, A-97
Fort Bend County, Texas

Temporary Construction Easement Parcel 2
0.0132 of an Acre (577 sq. ft.)
Page 1 of 2

Description

Being a parcel of land containing 0.0132 of an acre (577 sq. ft.) of land and being out of that called 15.211 acre, Reserve "I", Styled Tract "I", restricted to Lake/Drainage Easement, and Detention Pond "Two", according to the map or plat of Avalon, Meadows of Avalon, Section One, as recorded in Slide No. 1828A, 1828B, of the Plat Records of Fort Bend County (P.R.F.B.C.), Texas. Said 15.211 acre tract being situated in the S. M. Williams League, Abstract Number 97, and E. Alcorn League, Abstract No. 1, Fort Bend County, Texas, and described in the Warranty Deed, dated June 19, 1998, to Fort Bend County Levee Improvement District No. 14 (F.B.C.L.I.D. No. 14), a conservation and reclamation district and a political subdivision of the State of Texas, as recorded under Clerk's File No. 9846764 of the Official Records of Fort Bend County, Texas (O.R.F.B.C.), Texas, and being out of that certain called 217.8 acres of land conveyed to Monarch Development of Texas, Inc., by Special Warranty Deed, dated February 7, 1997, as recorded under Clerk's File No. 9707106 of the O.R.F.B.C., Texas. Said 0.0180 of an acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at a set cut "X" in concrete sidewalk marking the point of reverse curve in the southerly line of said Tract "I", same being the northerly line of Tract "H", according to said plat of Avalon, Meadows of Avalon, Section One, and being in the approximate center of a 20-foot wide storm sewer easement dedicated by plat of Avalon, Villages of Avalon, Section Four as recorded in Slide 1787A, 1787B, of the P.R.F.B.C., Texas, from which a found 5/8-inch iron rod with cap (LJA), bears South 58° 56' 30" East, 268.84 feet in the northwesterly right-of-way of Dawnington Place, at the intersection with the easterly right-of-way line of Deerbourn Chase Drive, both 60 feet wide according to said Avalon, Villages of Avalon, Section Four plat, having Texas State Plane Coordinates of X= 3,041,462.13, Y= 13,765,328.89;

THENCE, along said common southerly line of said Tract "I", and northerly line of Tract "H" being parallel and offset 20.00 feet north of the said northerly right-of-way line of Dawnington Place, being a curve to the right having a radius of 500.00 feet, an arc length of 68.46 feet, a central angle of 24° 49' 31", and a chord bearing and distance of North 87° 43' 10" East, 214.95 feet, to a set 1/2-inch iron rod with cap at the southwest corner and the **POINT OF BEGINNING** of the herein described parcel, having Texas State Plane Coordinates of X= 3,041,676.88, Y= 13,765,337.44;

THENCE, North 07°45'55" East, 29.39 feet to a set cut "X" at the brick detention pond edging at the northwest corner of the herein described parcel of land and being in said Tact "I" detention pond;

THENCE, South 79°13'23" East, 19.67 feet to a point at the northeast corner of the herein described parcel of land in said Tract "I" detention pond;

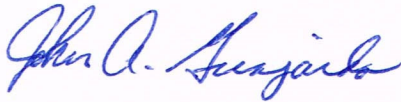
THENCE, South 7°46'42" East, 29.55 feet to a point at the southeast corner of the herein described parcel of land and being in said common south line of Tract "I", and north line of Tract "H" being a curve concave to the south;

THENCE, westerly along said curve to the left having a radius of 500.00 feet, an arc distance of 19.68 feet, a central angle of 02°15'19", and a chord bearing and distance of North 78°44'59" West, 19.68 feet, to the southwest corner and the **POINT OF BEGINNING** of the herein described parcel of land containing 0.0132 of an acre (577 sq. ft.) of land.

Notes:

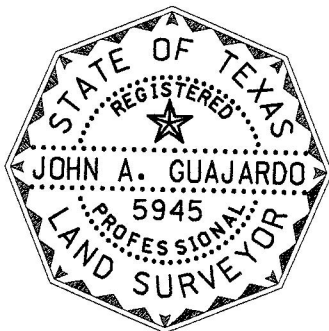
1. All set iron rods with caps are stamped "JAG 5945"
2. All bearings are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83.
3. All coordinates are grid and may be converted to surface by dividing by the scale factor of 0.999867045.
4. A survey plat has been prepared in conjunction with this field note description.

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Texas Firm No.: 100171-00
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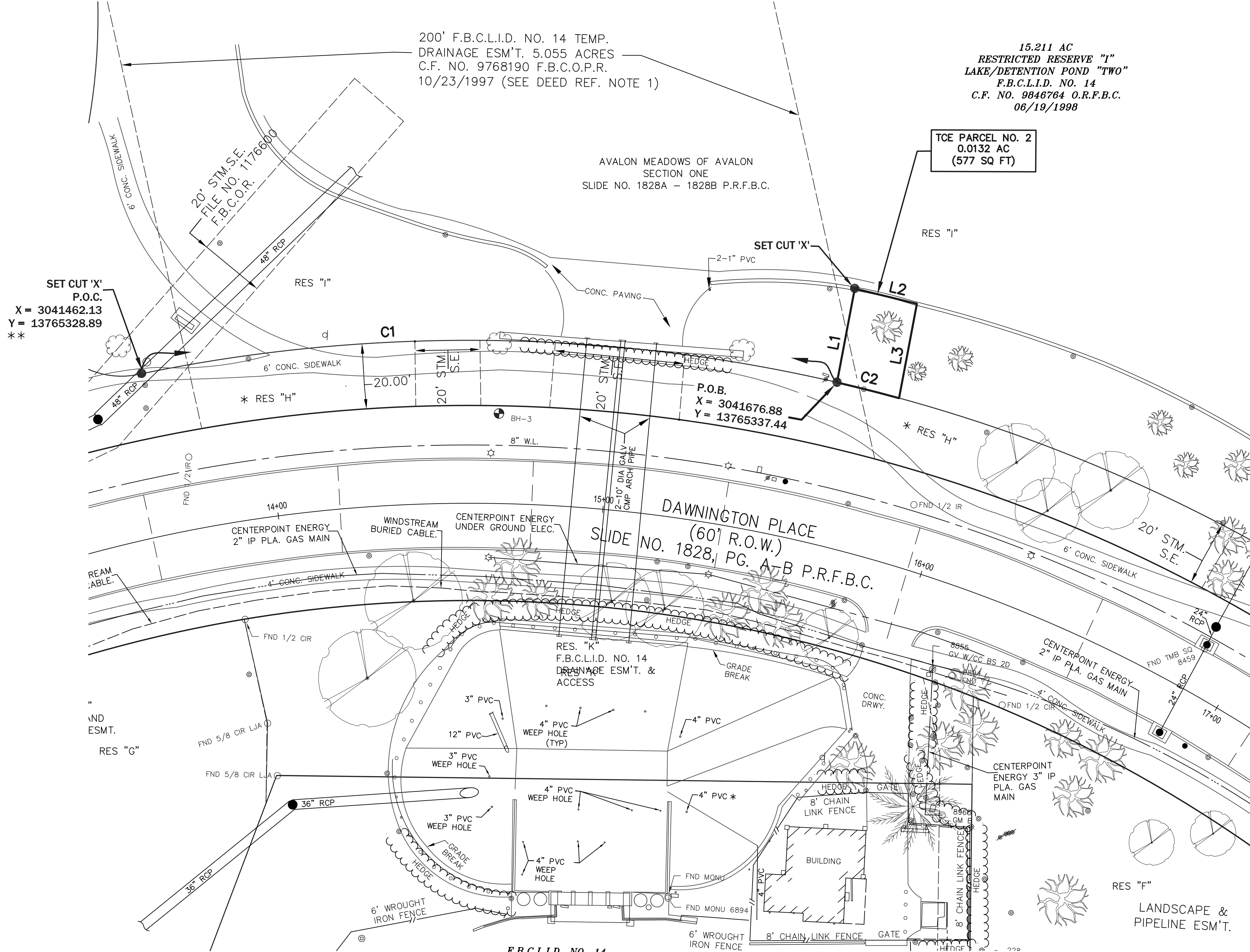


John A. Guajardo
R.P.L.S. No. 5945

07/24/2023
Date:



SM WILLIAMS LEAGUE A-97

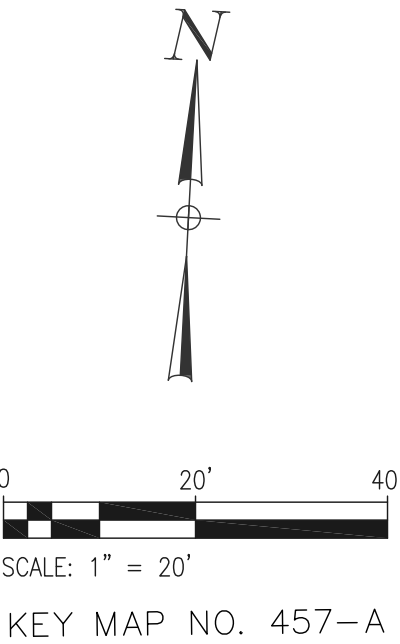
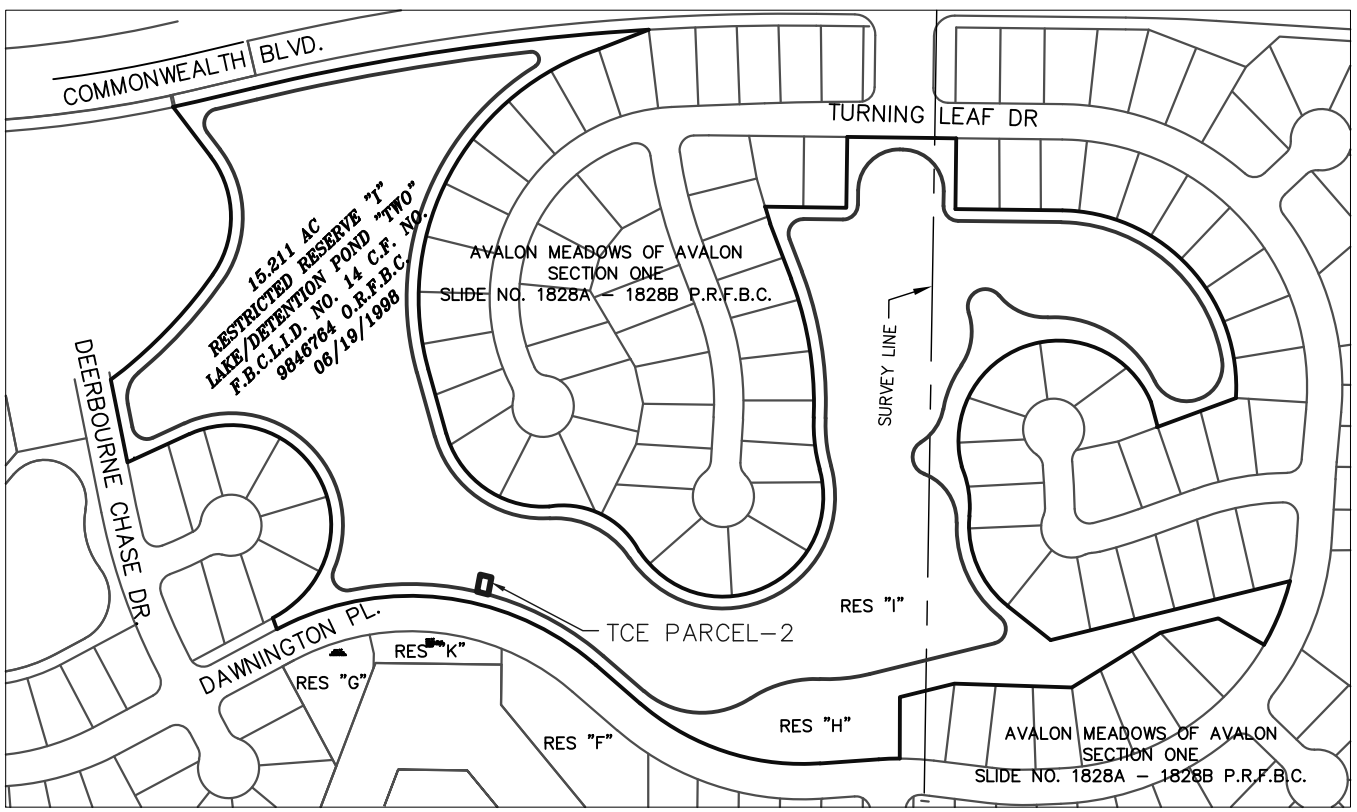


DEED REF. NOTES

- THIS TEMPORARY DRAINAGE EASEMENT TERMINATES UPON COMPLETION OF CONSTRUCTION AND ACCEPTANCE, BY F.B.C.L.I.D. NO.14 OF DETENTION POND TWO C.F. NO. 9768190 O.P.R.F.B.C.

TCE PARCEL-2 CURVE TABLE				
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING & DISTANCE
C1	500.00'	24° 49' 31"	216.64'	N87° 43' 10"E 214.95'
C2	500.00'	2° 15' 19"	19.68'	N78° 44' 59"W 19.68'

TCE PARCEL-2 LINE TABLE		
LINE NO.	BEARING	DIST
L1	N07° 45' 55"E	29.39'
L2	S79° 13' 23"E	19.67'
L3	S07° 46' 42"W	29.55'



ABBREVIATION LEGEND

P.R.F.B.C.	=	PLAT RECORDS FORT BEND COUNTY
O.R.F.B.C.	=	OFFICIAL RECORDS FORT BEND COUNTY
D.R.F.B.C.	=	DEED RECORDS FORT BEND COUNTY
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCING
VOL.	=	VOLUME
PG.	=	PAGE
R.O.W.	=	RIGHT-OF-WAY
STM S.E.	=	STORM SEWER EASEMENT
B.L.	=	BUILDING LINE
W.L.E.	=	WATER LINE EASEMENT
U.E.	=	UTILITY EASEMENT
CIR	=	CAPPED IRON ROD
AC	=	ACRES
SQ. FT.	=	SQUARE FEET
U.N.O.	=	UNLESS NOTED OTHERWISE
BRS	=	BEARS

LEGEND

- SET 1/2 CIR (U.N.O.)

* RES. "H", STYLED TRACT "H", BEING 5.571 AC ACCORDING TO AVALON MEADOWS OF AVALON SECTION ONE PARTIAL REPLAT AS RECORDED UNDER SLIDE 2105A AND 2105B OF THE P.R.F.B.C., TEXAS, CONVEYED TO AVALON COMMUNITY ASSOCIATION INC. AS RECORDED UNDER C.F. NO. 2001119909 O.R.F.B.C. DATED 12/20/2001.

** BRS A FND 5/8 CIR (LJA) S 58° 56' 30" E, 268.84' IN THE NW ROW LINE OF DAWNINGTON PL. AT THE INTERSECTION WITH THE E ROW LINE OF DEERBOURNE CHASE DR.

NOTES:

- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), N.A.D. 83. ALL COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999867045 (REF FAME: NAD_83(CORS 2011 ADJ.)(EPOCH:2010).
- PROJECT VERTICAL DATUM: NAVD 88, 2001 ADJUSTMENT
BENCHMARK
CITY OF SUGAR LAND GEODETIC CONTROL STATION
FLOODPLAIN RM NO. SGR-1
PUBLISHED ELEV. = 70.14' NAVD 88 (2001 ADJUSTMENT)
A 3 INCH BRASS DISK STAMPED RM 001 LOCATED APPROXIMATELY 246 FEET SOUTH OF THE INTERSECTION OF SABER RIVER ROAD AND ELKINS IN THE CONCRETE PAVEMENT AT THE SOUTH END OF THE FIRST MEDIAN NOSE.
TO CONVERT TO THE NATIONAL SPACIAL REFERENCE SSYSTEM (CORS 2011 ADJUSTMENT)(GEIOD 18) GPS DATUM SUBTRACT 0.25'
- THE PROJECT IS LOCATED IN ZONE X, DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0270L, EFFECTIVE DATE 04/02/2014, BY GRAPHICAL PLOTTING.
- UNDERGROUND UTILITIES SHOWN ARE BASED ON SURFACE UTILITY FEATURES, FIELD SURVEY, AND AVAILABLE INFORMATION. PUBLIC AND PRIVATE UTILITIES MAY EXIST WHICH ARE NOT SHOWN. THE CONTRACTOR SHALL NOTIFY TEXAS ONE CALL AT 713-223-4567/800-669-4349 AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION.
- THIS MAP IS A TRUE REPRESENTATION OF A SURVEY COMPLETED ON THE GROUND IN ACCORDANCE WITH TSPS STANDARDS FOR CATEGORY 1B, CONDITION II, AND THE FACTS FOUND ON THE GROUND AT THE TIME OF THE SURVEY, DATED MAY 25, 2021.
- REFERENCE ABSTRACTOR'S CERTIFICATE IN SUPPORT OF SURVEY BY TEXAS AMERICAN TITLE COMPANY, OF NO. 2791023-05015 DATED JULY 27, 2023, FOR LIST OF EASEMENTS AND RESTRICTIONS AFFECTING THE PARENT TRACT. EASEMENTS WHICH APPEAR NOT TO AFFECT THE PARCEL AREA ARE NOT SHOWN ON THIS PARCEL PLAT.
- A METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

JAG ENGINEERING, INC.

9100 SOUTHWEST FWY, SUITE 130, HOUSTON, TEXAS 77074
(713) 977-7550, (713)977-7317 FAX



John A. Guajardo
07/24/2023

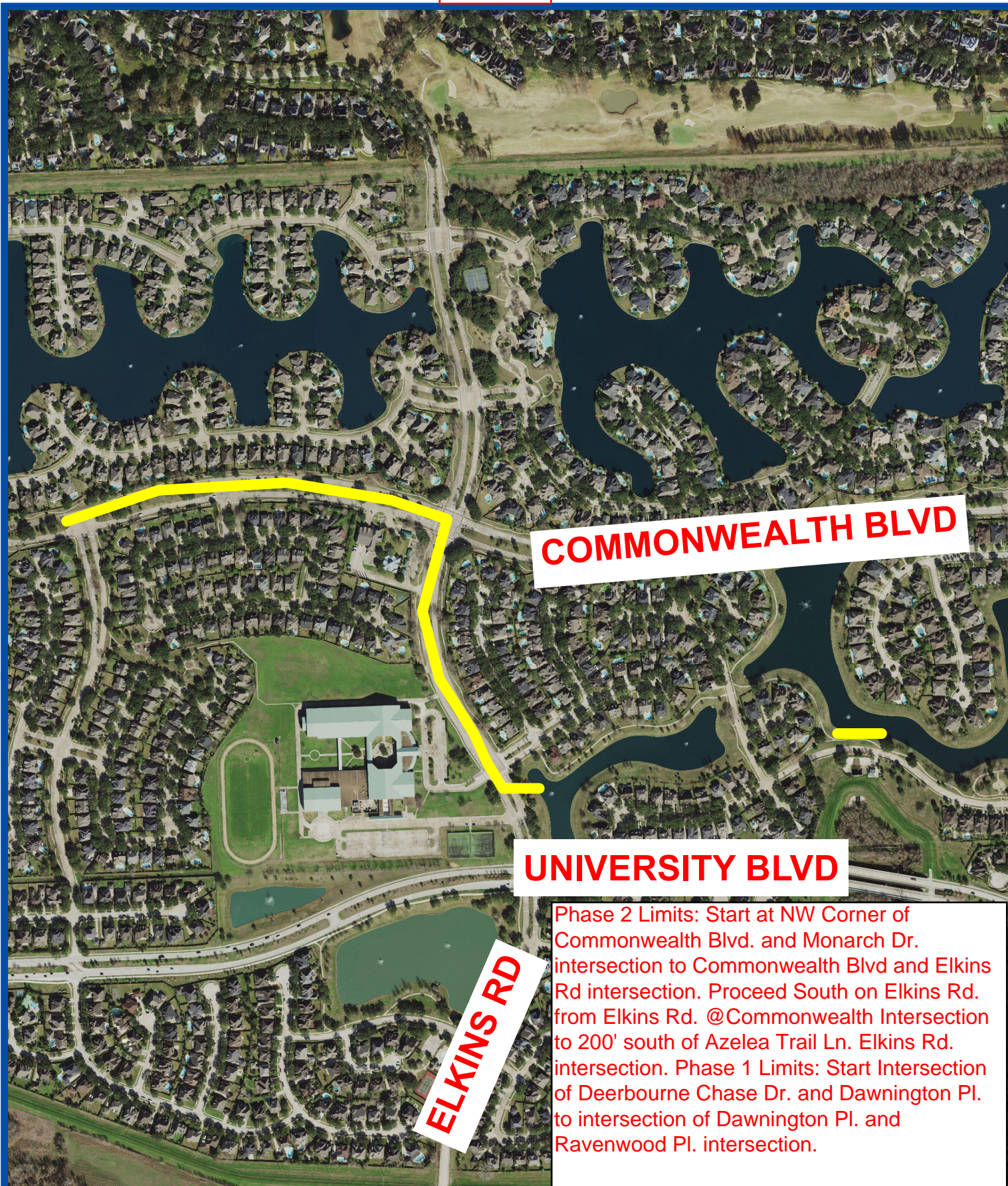


CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

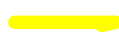
AVALON/BRAZOS
LANDING/COMMONWEALTH DRAINAGE
IMPROVEMENTS PROJECT
DR 2107 - PHASE II IMPROVEMENTS

TCE PARCEL-2
0.0132 (577 SQ. FT.)
OUT OF 15.211 AC RES."I" ACCORDING
TO AVALON VILLAGE OF AVALON
SECTION ONE
SLIDE 1828A-B P.R.F.B.C.

JOB No.: 42295
DATE: 7/25/2023
DESIGNED BY: DW
DRAWN BY: RC
CHECKED BY: LN
SCALE: AS NOTED



**CDR2105/CDR2107
BRAZOS LANDING
DRAINAGE IMPROVEMENTS**



PROJECT LOCATIONS

