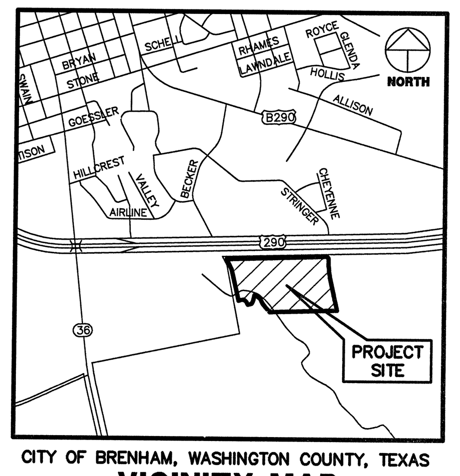


CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'

BENCHMARK	PUBLISHED ELEVATION – 647.38

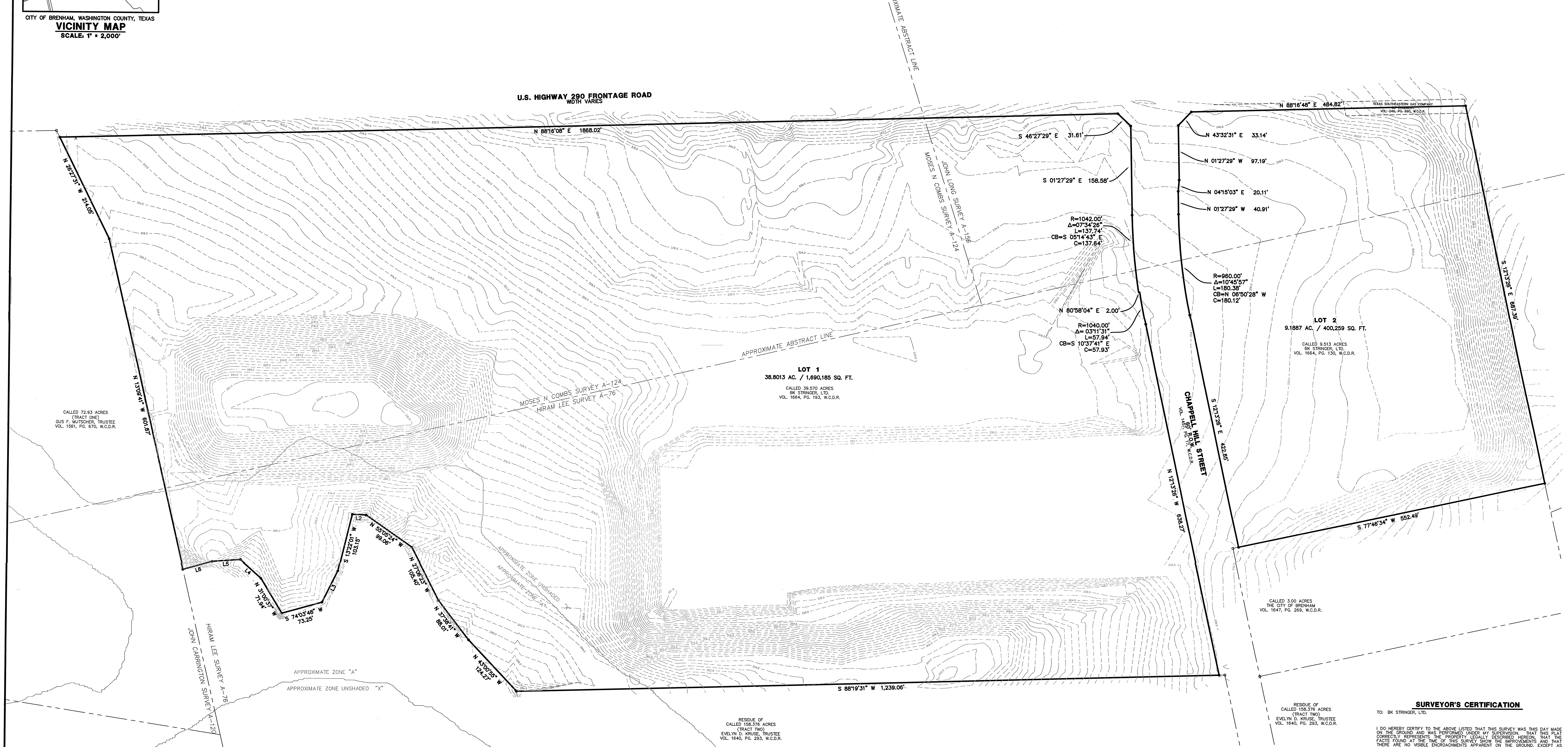
ALL ELEVATIONS SHOWN HEREON ARE BASED ON NGS MONUMENT "BM0112" STAMPED "347.355 N 207 1933", LOCATED IN THE SOUTHEAST INTERSECTION OF EAST MAIN STREET AND SOUTH MARKET STREET AT THE BRENHAM HERITAGE MUSEUM, SET IN THE TOP OF A STONE WINDOW SEAT, NORTH OF THE MAIN ENTRANCE, NEAR THE THIRD COLUMN FROM THE NORTH. (NAVD 88, 2001 ADJ.)

TEMPORARY BENCHMARK "A" — ELEVATION – 335.57

CUT BOX ON FIRST INLET SOUTH FROM U.S. HIGHWAY 290 FRONTAGE ROAD ALONG THE WEST RIGHT OF WAY LINE OF CHAPPELL HILL STREET.

TEMPORARY BENCHMARK "B" — ELEVATION – 321.86

CUT BOX ON THE NORTHEAST CORNER OF A HEADWALL ALONG THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 290 FRONTAGE ROAD, APPROXIMATELY 1,533 FEET WEST FROM IT'S INTERSECTION WITH CHAPPELL HILL STREET.



SURVEYOR'S CERTIFICATION

TO: BK STRINGER, LTD.

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 6, CONDITION I SURVEY, TO THE BEST OF MY KNOWLEDGE.

LINE TABLE		
LINE	BEARING	DISTANCE
L4	N 48°47'31" W	50.08'
L5	S 85°42'34" W	50.12'
L6	S 73°53'28" W	52.93'

STATE OF TEXAS REGISTERED ROBERT KNESS 6486 PROFESSIONAL LAND SURVEYOR

ROBERT KNESS
Registered Professional Land Surveyor
Texas Registration No. 6486

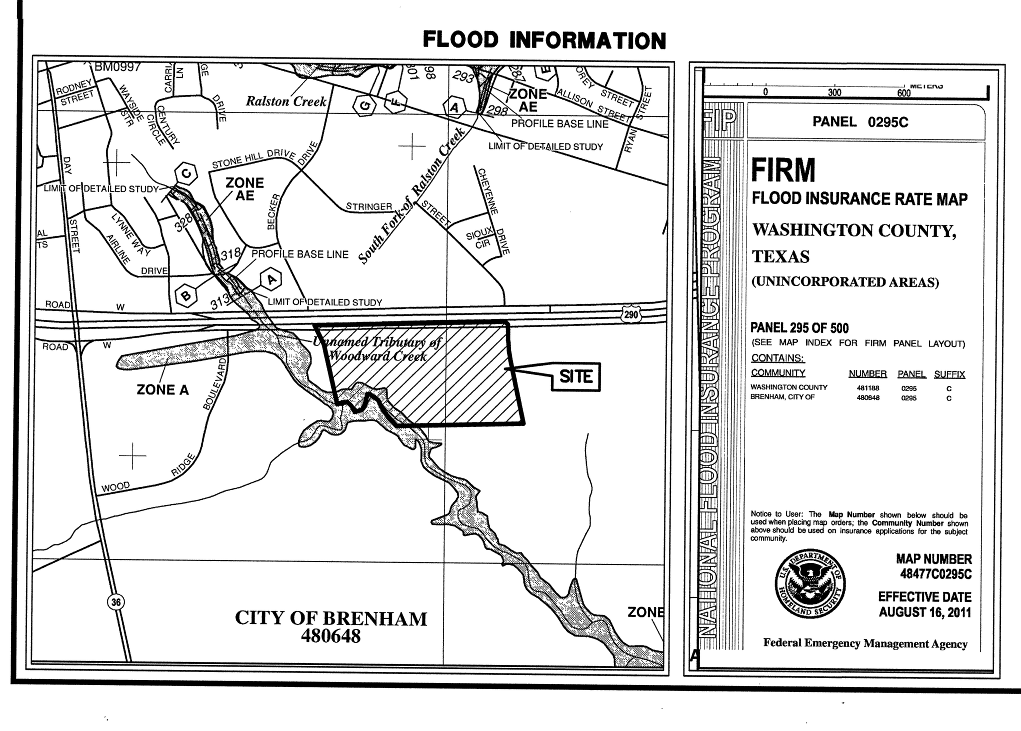
12-12-2019
DATE

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO	BOLLARD	PLM	PIPELINE MARKER
	HANDICAP	UCS	UNDERGROUND CABLE SIGN
GM	GAS METER	CTL	CATHODIC TEST LEAD
GV	GAS VALVE	MW	MONITORING WELL
FH	FIRE HYDRANT		PIN FLAG/PAINT MARK
WM	WATER METER	TC	TOP OF CURB
WV	WATER VALVE	G	GUTTER
ICV	IRRIGATION CONTROL VALVE	TG	TOP OF GRATE
	GRATE INLET	FL	FLOW LINE
	GRATE INLET	HB	HIGHBANK
	MANHOLE	SAN	SANITARY SEWER
CO	CLEANOUT	STM	STORM SEWER
TP	TELEPHONE PEDESTAL	CMP	CORRUGATED METAL PIPE
EB	ELECTRIC BOX	CPP	CORRUGATED PLASTIC PIPE
TSB	TRAFFIC SIGNAL BOX	RCP	REINFORCED CONCRETE PIPE
LP	LIGHT POLE	TEL	TELEPHONE
TLP	TRAFFIC LIGHT POLE	SWBT	SOUTHWESTERN BELL TELEPHONE CO.
GL	GROUND/SPOT LIGHT	WTR	WATER
PP	POWER POLE	UG	UNDERGROUND
PP/T	POWER POLE W/TRANSFORMER	FND	FOUND
PP/LT	POWER POLE W/LIGHT	W.C.C.F.	WASHINGTON COUNTY CLERK FILE
PP/CT	POWER POLE W/CONDUIT	W.C.D.R.	WASHINGTON COUNTY DEED RECORDS
MP	METER POLE	W.C.M.R.	WASHINGTON COUNTY MAP RECORDS
SP	SERVICE POLE	IP	IRON PIPE
GA	GUY ANCHOR	IR	IRON ROD
—P—	OVERHEAD POWER LINE	NO.	NUMBER
—x—	BARBED WIRE FENCE	PG.	PAGE
	WROUGHT IRON FENCE	R.O.W.	RIGHT-OF-WAY
—//—	WOOD FENCE	SQ. FT.	SQUARE FEET
—o—	CHAINLINK FENCE	VOL.	VOLUME
GP	GATE POST	F.C.	FILM CODE
(P)	PER PLANS	B.L.	BUILDING LINE
APPROX.	APPROXIMATE	U.E.	UTILITY EASEMENT
	HIGHBANK		TREE/SHRUB
	SIGN		

FLOOD INFORMATION



GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR CITY PLANNING LETTER AND MAY BE SUBJECT TO RESTRICTIONS AND/OR LIMITATIONS NOT KNOWN TO THE SURVEYOR.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999982172.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR WASHINGTON COUNTY, TEXAS, MAP NO. 48477C0295C REVISED/DATED AUGUST 16, 2011, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X", AND ZONE "A". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.

REVISIONS

DATE	REASON	BY

WINDROSE
LAND SURVEYING | PLATTING
11111 RICHMOND, SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

TOPOGRAPHIC SURVEY OF
BK STRINGER DEVELOPMENT SUBDIVISION
SITUATED IN THE
HIRAM LEE SURVEY, ABSTRACT NO. 76
MOSES N COMBS SURVEY, ABSTRACT NO. 124
JOHN LONG SURVEY, ABSTRACT NO. 156
WASHINGTON COUNTY, TEXAS

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FIELDED BY: CC/MC	CHECKED BY: RK	JOB NO. 54515
DRAWN BY: TW/MC/DS	DATE: DECEMBER 2019	SHEET NO. 1 OF 1