

**PROJECT BENCHMARK INFORMATION**

ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC SURVEY MONUMENT BENCHMARK DISK STAMPED M1219 1973, PID NUMBER AW4792, LOCATED ON THE EAST RETAINING WALL OR CONCRETE LEDGE OF A CULVERT HEADWALL OF SEABORNE CREEK UNDER STATE HIGHWAY 36, APPROXIMATELY 2,600 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 59, HAVING A PUBLISHED ELEVATION OF 94.48 FEET NAVD 1988 (1991 ADJUSTMENT).

TBM-96 ELEVATION = 96.71 FEET.  
BOX CUT ON TOP OF A TYPE C-INLET ON THE WEST SIDE OF BAMORE ROAD, APPROXIMATELY 252- FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 59.

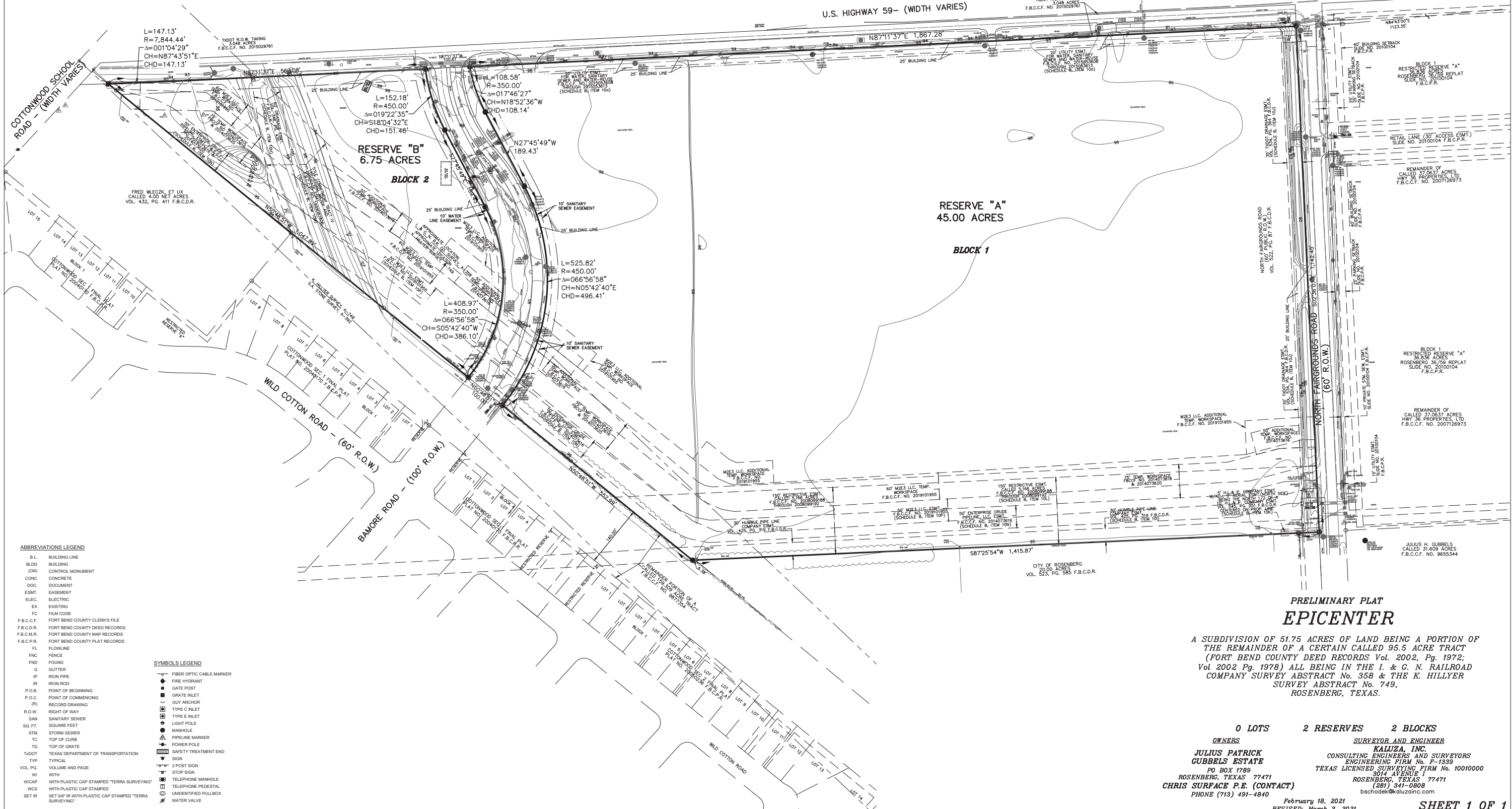
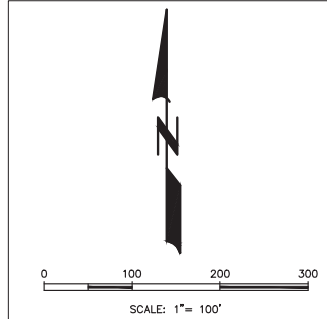
TBM-97 ELEVATION = 97.00 FEET.  
BOX CUT AT THE NORTH END OF A CONCRETE HEADWALL AT THE NORTHEAST END OF A BRIDGE OVER SEABORNE CREEK AT BAMORE ROAD, APPROXIMATELY 5- FEET WEST OF THE SOUTHWESTERLY CORNER OF THE 45 ACRE TRACT.

TBM-98 ELEVATION = 93.55 FEET.  
BOX CUT ON TOP OF A CONCRETE HEADWALL OF A 6' X 4' BOX CULVERT LOCATED ON THE WEST SIDE OF NORTH FAIRGROUNDS ROAD, APPROXIMATELY 65- FEET NORTH OF THE SOUTHEAST CORNER OF THE 45 ACRE TRACT.

TBM-99 ELEVATION = 97.01 FEET.  
BOX CUT ON TOP OF A TYPE C-INLET ON THE NORTH SIDE OF RETAIL LANE AND ON THE EAST SIDE OF NORTH FAIRGROUNDS ROAD, APPROXIMATELY 254- FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 59.

**AREA TABLE**

RESERVE No.	RESTRICTED USE	ACREAGE	SQUARE FOOTAGE
RESERVE "A"	NON-RESIDENTIAL	45.00	1,960,200
RESERVE "B"	NON-RESIDENTIAL	6.75	294,030



- ABBREVIATIONS LEGEND**
- BL BUILDING LINE
  - BLDG BUILDING
  - (CM) CONTROL MONUMENT
  - CONC CONCRETE
  - DOC. DOCUMENT
  - ESMT. EASEMENT
  - ELEC. ELECTRIC
  - EX. EXISTING
  - FC. FILM CODE
  - F.B.C.C.F. FORT BEND COUNTY CLERK'S FILE
  - F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
  - F.B.C.M.R. FORT BEND COUNTY MAP RECORDS
  - F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
  - FL. FLOWLINE
  - FNC. FENCE
  - FND. FOUND
  - G. GUTTER
  - IP. IRON PIPE
  - IR. IRON ROD
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - (R) RECORD DRAWING
  - R.O.W. RIGHT OF WAY
  - SAN. SANITARY SEWER
  - SQ. FT. SQUARE FEET
  - STM. STORM SEWER
  - TC. TOP OF CURB
  - TG. TOP OF GRATE
  - TMDOT TEXAS DEPARTMENT OF TRANSPORTATION
  - TRYP. TYPICAL
  - VOL. PG. VOLUME AND PAGE
  - WI. WITH
  - WCAP. WITH PLASTIC CAP STAMPED 'TERRA SURVEYING'
  - WCS. WITH PLASTIC CAP STAMPED
  - SET IR. SET 5/8" IR WITH PLASTIC CAP STAMPED 'TERRA SURVEYING'
- SYMBOLS LEGEND**
- FIBER OPTIC CABLE MARKER
  - FIRE HYDRANT
  - GATE POST
  - GRATE INLET
  - GUY ANCHOR
  - TYPE C INLET
  - TYPE E INLET
  - LIGHT POLE
  - MANHOLE
  - PIPELINE MARKER
  - POWER POLE
  - SAFETY TREATMENT END
  - ▼ SIGN
  - ▼ 2 POST SIGN
  - ▼ STOP SIGN
  - TELEPHONE MANHOLE
  - TELEPHONE REESTABL.
  - UNIDENTIFIED PULLBOX
  - WATER VALVE

**PRELIMINARY PLAT  
EPICENTER**

A SUBDIVISION OF 51.75 ACRES OF LAND BEING A PORTION OF THE REMAINDER OF A CERTAIN CALLED 95.5 ACRE TRACT (FORT BEND COUNTY DEED RECORDS Vol. 2002, Pg. 1972; Vol. 2002 Pg. 1978) ALL BEING IN THE I. & G. N. RAILROAD COMPANY SURVEY ABSTRACT No. 358 & THE K. HILLYER SURVEY ABSTRACT No. 749, ROSENBERG, TEXAS.

**0 LOTS      2 RESERVES      2 BLOCKS**  
**OWNERS**  
**JULIUS PATRICK GUBBELS ESTATE**  
 PO BOX 1789  
 ROSENBERG, TEXAS 77471  
**CHRIS SURFACE P.E. (CONTACT)**  
 PHONE (713) 491-4840

**SURVEYOR AND ENGINEER**  
**KALUZA, INC.**  
 CONSULTING ENGINEERS AND SURVEYORS  
 ENGINEERING FIRM No. F-1339  
 TEXAS LICENSED SURVEYING FIRM No. 10010000  
 3014 AVENUE I  
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 bschodek@kaluzainc.com

February 18, 2021  
 REVISED: March 3, 2021

**SHEET 1 OF 1**