

SURVEY OF

THE PROPERTY LOCATED AT 16511 SUN VALLEY LANE, ROSAHRON, TEXAS, BEING THE SURFACE ONLY OF LOT 30, BLOCK 3, OF SUNCREEK RANCH, SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF IN VOLUME 21, PAGE 361 OF THE PLAT RECORDS, BRAZORIA COUNTY, TEXAS, SAVE AND EXCEPT A PORTION AS DESCRIBED IN DEED FILED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 01-026956.



GENERAL NOTES:

1. SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOL. 21, PG. 361 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS AND BY INSTRUMENT FILED FOR RECORD UNDER BRAZORIA COUNTY CLERK'S FILE NO. 01-017120.
2. PROPERTY SUBJECT TO AGREEMENT WITH RELIANT ENERGY HL & P FOR UNDERGROUND/OVERHEAD ELECTRICAL DISTRIBUTION SYSTEMS AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 01-037359.
3. SUBJECT TO BUILDING SETBACK LINE 25 FEET IN WIDTH ALONG THE SIDE AND REAR PROPERTY LINES AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 01-017120 AND PER PLAT.
4. ALL 1/2 INCH IRON RODS SET WITH A CAP STAMPED "TRUE MERIDIAN".

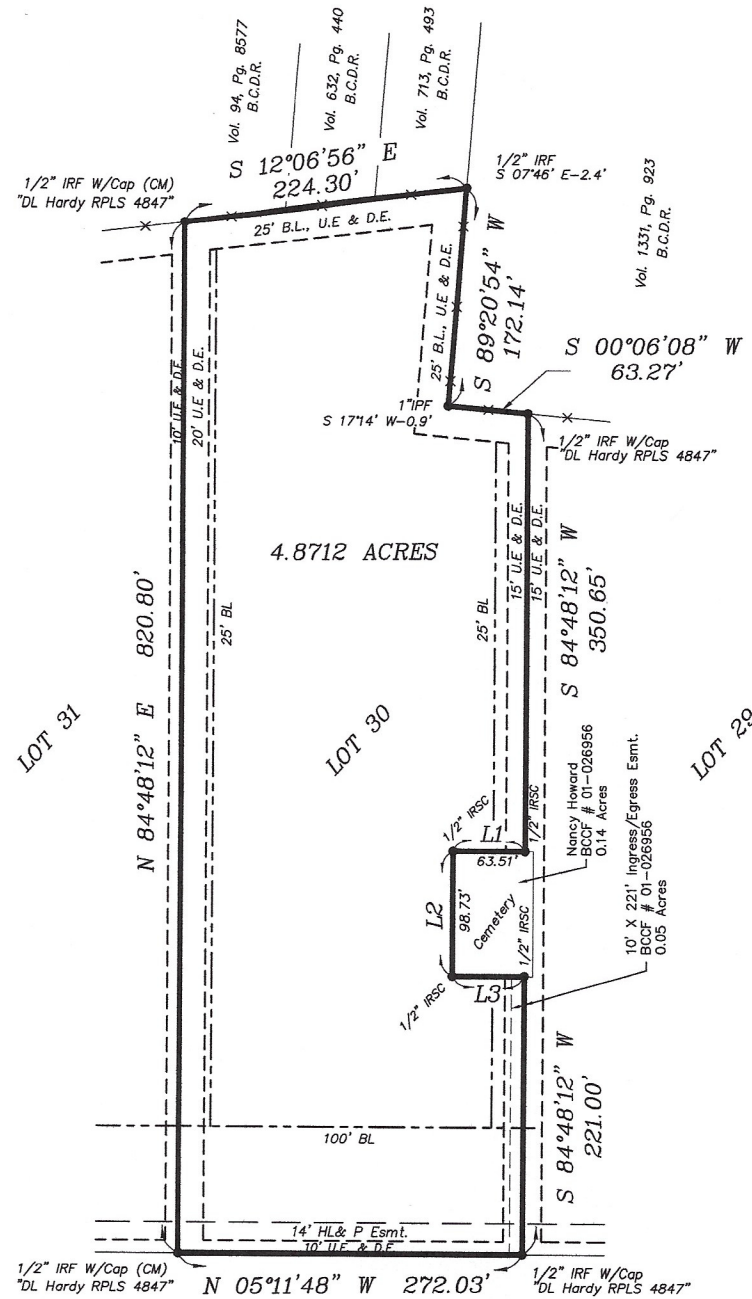
LINE	TALBE
L1	N 05°11'48" W 56.78'
L2	S 84°48'12" W 98.73'
L3	S 05°11'48" E 56.78'

LEGEND

BL	BUILDING LINE
CM	CONTROL MONUMENT
DE	DRAINAGE ESMT.
UE	UTILITY ESMT.
IRF	IRON ROD FOUND
IRSC	IRON ROD SET W/CAP

FLOOD STAMP

IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL NO. 485458 0275 H, EFFECTIVE DATE JUNE 5, 1989. THIS PROPERTY LIES IN FLOOD ZONE X.



SUN VALLEY LANE (60' R.O.W.)

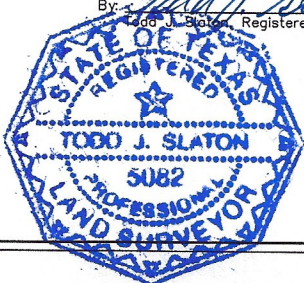
TO: TDECU AND CHICAGO TITLE CO. EXCLUSIVELY.

I, Todd J. Slaton, Registered Professional Land Surveyor No. 5082, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my supervision and conforms to the Texas Board of Professional Land Surveying minimum standards adopted September 1, 1992; the size, location and types of improvements are shown with setback dimensions where applicable. There are no apparent visible encroachments, conflicts or protrusions except as shown. All easements shown are per the reference plat unless noted otherwise. This plat was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use. Certification shown below is revoked and this survey is null and void if this document is altered in any manner, or does not bear an original seal and signature of Todd J. Slaton.

By: *Todd J. Slaton*
 Todd J. Slaton, Registered Professional Land Surveyor No. 5082
 Date: 10/17/19

NOT FOR CONSTRUCTION

SCALE: 1" = 100'
 DATE
 SURVEYED: SEPT. 26, 2003
 UPDATED: OCT. 15, 2019
 JOB NO. 03-0477



CHICAGO TITLE COMPANY
 G.F. NO.: CTH-SEDT-CIT19711872
 PURCHASER: DAVID DOUGLAS TILBURG

