

CAVALRY TRAIL DRIVE
(80' R.O.W.)

R=1022.28' L=144.18'
CB=N 68°04'05" E CH=144.03'

10' U.F. & D.E.

14' CENTERPOINT
ENERGY EMB

75' B.L.

N 30°07'15" W 290.23'
(CALLED 289.94')

LOT 17

7.5' U.F.
& D.E.

30' D.M.E.

PRO 8/8" I.R.
W/CAP
'BANK &
'LAWSON'
(A)

S 56°45'00" W 142.21'

PRO 8/8" I.R.

74.86'

PRO 8/8" I.R.

CHEROKEE LAKE
11.73 ACRE RESERVE
(WITH DETENTION)

LEGEND

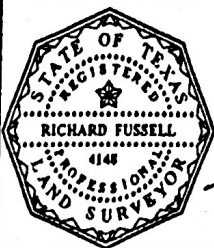
	CONCRETE		TILE		APPROXIMATE HIGH BANK
	COVERED AREA		SEPTIC LID		ROCK
					B.L. = BUILDING LINE
					U.E. = UTILITY EASEMENT
					A.E. = ACRIDAL EASEMENT
					D.E. = DRAINAGE EASEMENT
					D.M.E. = DRAINAGE MAINTENANCE EASEMENT

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
 3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON SEPTEMBER 9, 2020, UNDER C.F. NO. 2018380-1999.
 7. DRAINAGE EASEMENT AS RECORDED IN C.F. NO. 03-028037.
 8. AN AGREEMENT FOR ELECTRICAL DISTRIBUTION SYSTEMS AS RECORDED IN C.F. NO. 04-001813.

LEGAL DESCRIPTION: LOT 16, IN BLOCK 5, OF SUNCREEK ESTATES, SECTION ONE, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 49 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS.

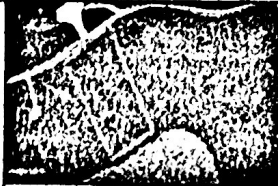
CLIENT:
REBECCA JOAN MCCALMON-KUNTZ

ADDRESS:
203 CAVALRY TRAIL DRIVE



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE
FACTS FOUND ON THE GROUND DURING THE COURSE OF A
BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON
SEPT. 29, 2020 AND THAT THIS PLAT SUBSTANTIALLY
COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND
THAT THEREBY NO ENCROACHMENTS OR OBSTRUCTIONS
EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
No. 4148



TITLE COMPANY:
INDEPENDENCE
TITLE COMPANY
281-486-7999
2018380-1999
ISSUE DATE
SEPT. 9, 2020



Survey 1, Inc.
Your Land Survey Company

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P.O. Box 2543 | Allen, TX 75012
(281)383-1382 | Fax (281)383-1383

FIELD CREW	TECH	DATE
BM	ET	10-05-2020
DRAFTER	FINAL CHECK	
AR	EF	

JOB#
9-89000-20