

**1.87 ACRES**  
81,880.14 SQ. FT.

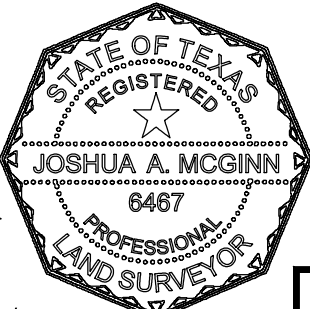
**SURVEYOR'S NOTES:**

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF= 0.999885).
2. THE PROPERTY SURVEYED FULLY LIES IN ZONE "AE" ACCORDING TO THE FEMA FIRM MAP# 48039C0030K, DATED DECEMBER 30, 2020.
3. THIS SURVEY DID NOT RELY UPON A CURRENT TITLE COMMITMENT.

BLOCK-3,  
OF THE SUNBROOK PLACE SUBDIVISION  
VOL. 7, PG. 137-138, O.R.B.C.T.

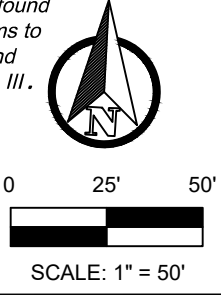
LEGEND	
●	FOUND MONUMENT (AS NOTED)
I.R.	IRON ROD
I.P.	IRON PIPE
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
O.R.B.C.T.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
C.C.F.#	COUNTY CLERKS FILE NUMBER

*Joshua A. McGinn*  
 08-06-2021  
 JOSHUA A. MCGINN DATE  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6467



I hereby certify that this survey was made on the ground under my direct supervision and that this Plat correctly represents the facts found at the time of the survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Survey as specified by Condition III.

**SOUTH POINT SURVEYING, PLLC**  
 LAND SURVEYING SERVICES  
 7717 JENKINS ROAD, PEARLAND, TX 77584  
 PHONE: 281-489-5656  
 WWW.SP-SURVEYING.COM  
 TBPLS# 10194401



**STANDARD LAND SURVEY**

OF LOT-29 & LOT-30, BLOCK-3,  
 OF THE SUNBROOK PLACE SUBDIVISION  
 AS RECORDED IN  
 VOL. 7, PG. 137-138, O.R.B.C.T.  
 SITUATED IN THE  
 H.T. & B. RAILROAD CO. SURVEY, A-505,  
 BRAZORIA COUNTY, TEXAS

PAGE: 1 OF 1      DATE: 08-06-2021      JN: 21184