

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LEGEND:

- AE - AERIAL EASEMENT
- BL - BUILDING LINE
- BLDG - BUILDING
- ESMT - EASEMENT
- FND - FOUND
- HL&P - HOUSTON LIGHTING & POWER
- IP - IRON PIPE
- IR - IRON ROD
- QIR - CAPPED IRON ROD
- "STS" - STAMPED SOUTH TEXAS SURVEYING
- BCCF - BRAZORIA COUNTY CLERKS FILE
- BCDR - BRAZORIA COUNTY DEED RECORDS
- BCPR - BRAZORIA COUNTY PLAT RECORDS
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- PS - PARKING SPACES
- ROW - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- UE - UTILITY EASEMENT
- x- BARBED WIRE FENCE
- o- CHAIN LINK FENCE
- CONCRETE
- ▨- COVERED CONCRETE
- E- OVERHEAD ELECTRIC LINES
- W- WOOD FENCE
- W- WROUGHT IRON FENCE
- G- GUY WIRE
- C- CATCH BASIN
- CB- CABLE BOX
- EB- ELECTRIC BOX
- EMH- ELECTRIC MH
- FH- FIRE HYDRANT
- FOM- FIBER OPTIC MARKER
- FP- FLAG POLE
- GM- GAS METER
- GV- GAS VALVE
- CI- CURB INLET
- LP- LIGHT POLE
- M- MANHOLE
- MW- MONITORING WELL
- PM- PIPELINE MARKER
- PP- POWER POLE
- SP- SERVICE POLE
- SM- SANITARY MANHOLE
- StM- STORM MANHOLE
- TP- TELEPHONE PEDESTAL
- TR- TRANSFORMER
- TSB- TRAFFIC SIGNAL BOX
- TSP- TRAFFIC SIGNAL POLE
- UCM- UNDERGROUND CABLE MARKER
- W- WATER WELL
- WM- WATER METER
- WV- WATER VALVE
- TB- TEMPORARY BENCHMARK

TOTAL LENGTH OF FENCE = 0 SF
 SOD AREA = 5427 SF
 PLANTER = 459 SF
 DRIVEWAY = 2297 SF
 FRONT WALK = 271 SF
 COVERED PATIO = 205 SF

TYPE "A" DRAINAGE
 DRIVEWAY APPROACHES: 5'-0" RADIUS.

- NOTES:**
1. BUILDER TO APPROVE LOCATION OF HOUSE AND GARAGE ON LOT PRIOR TO START OF CONSTRUCTION.
 2. BUILDER SHOULD VERIFY ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY EFFECT SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.
 3. THIS IS A PROPOSED LAYOUT ONLY. FINAL LAYOUT MAY VARY TO SUIT CONSTRUCTION, SITE CONDITIONS OR BUILDER'S SPECIFICATIONS.
 4. THIS IS NOT A BOUNDARY SURVEY AND SHALL NOT BE USED AS SUCH.

BENCHMARK
 PID - AW4049
 BRAZORIA COUNTY, TEXAS
 ELEV. - 45.8

- NOTES:**
1. BASIS OF BEARING IS THE NORTH R.O.W. LINE OF TANKERSLEY CIRCLE BEING S 86°54'13" W.
 2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. CTH-FRW-CTT21736259LD OF CHICAGO TITLE INSURANCE COMPANY.
 3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2021. ALL RIGHTS RESERVED.

PROPERTY LIES WITHIN FLOOD ZONE AE BFE:45.9', ACCORDING TO F.I.R.M. MAP NO. 48039C 0235K, DATE 12-30-2020, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
 BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SURVEYOR'S CERTIFICATION
 PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF CTH-FRW-CTT21736259LD of CHICAGO TITLE INSURANCE COMPANY



Fred W. Lawton, Registered Professional Land Surveyor No. 2321

TOPOGRAPHIC, BOUNDARY SURVEY AND PLOT PLAN OF

LOT 37, IN BLOCK 2, OF SUNCREEK RANCH, SECTION 2, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, OF PLAT RECORDED IN VOLUME 22, PAGE 197 AND CORRECTIVE PLAT IN VOLUME 22, PAGE 383, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

ADDRESS: 3118 TANKERSLEY CIRCLE
 ROSHARON, TEXAS 77583



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
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 281-556-6918 FAX: 281-556-9331
 Firm Number: 10045400

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DRAWN BY: BP

REV: 02-11-21 TOPO
 04-07-21 PLOT PLAN

DATE: 01-29-21

CHECKED BY: GS

SCALE: 1"=30'

JOB NO.: 117-21

SHEET 1 OF 1

JOB NO:117-21