

**ADDRESS**  
**(17702) CYPRESS HILL DRIVE**  
**ROSHARON, TX 77583**

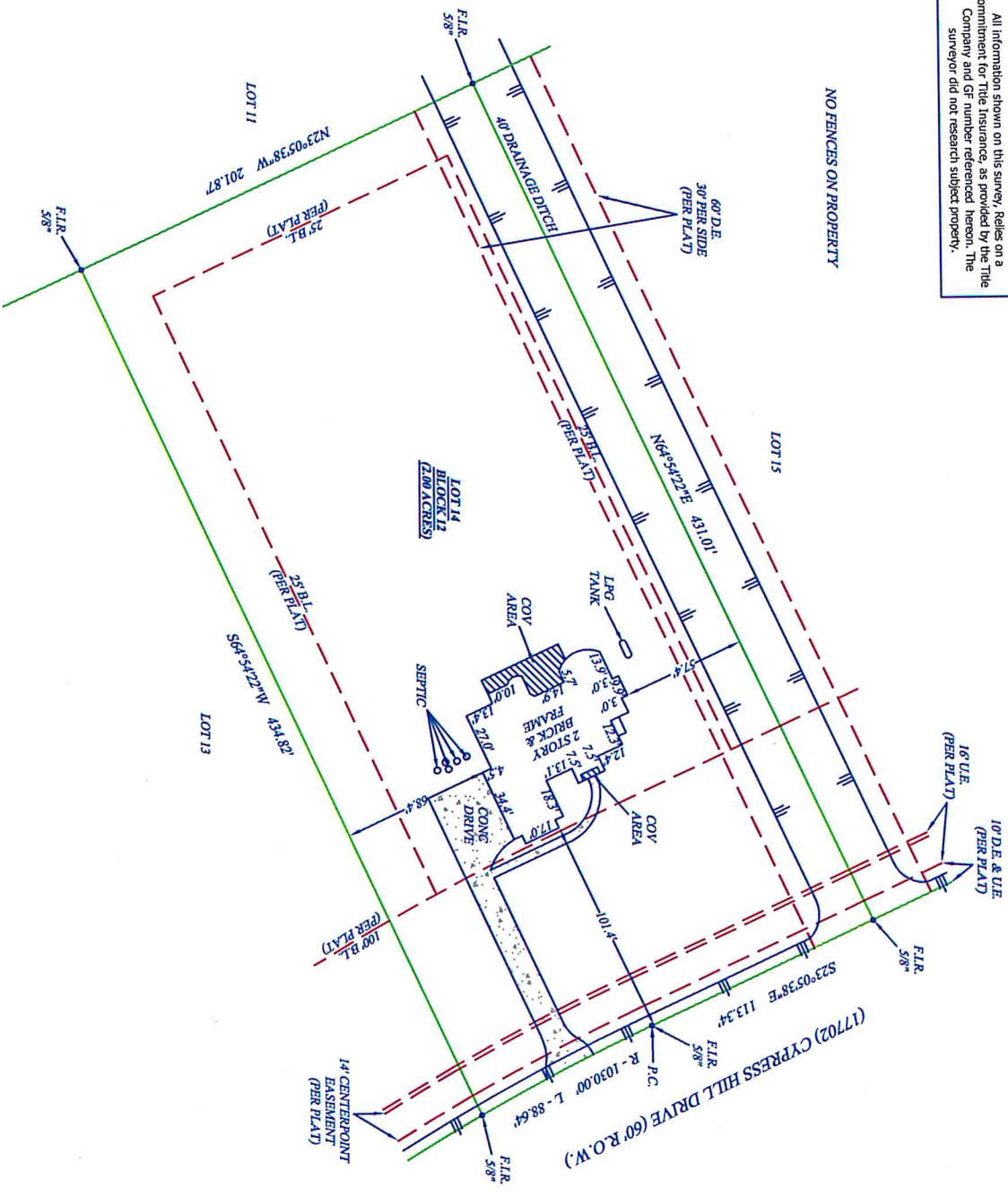
**LEGAL DESCRIPTION: (AS FURNISHED)**

**Lot 14, in Block 12, of SUNCREEK ESTATES, SECTION 1, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 24, Page 49 of the Plat Records of Brazoria County, Texas.**

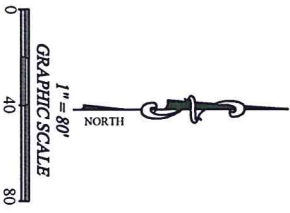
SCALE: 1" = 80'

All information shown on this survey, Relies on a Commitment for Title Insurance, as provided by the Title Company and GF number referenced herein. The surveyor did not research subject property.

The Certified Registered Professional Land Surveyor signing this survey certifies the accuracy, standards and sufficiency of the survey provided herein.



**NOTES:**  
 1: Any Restrictive Covenants recorded in Volume 24, Page 49 of the Plat Records of Brazoria County, Texas; and in Volume 641, Page 464, of the Deed Records of Brazoria County, Texas; and their under Brazoria County Clerk's File No(s): 03-025912, 03-063532, 04-052994, 05-032953, 09-052520, 2010012842, 2010044122, 2011052320 through 2011052323, 2012005497, 2012009430, 2012008940, 2012008944, 2012006036, 2012006037, 2014005565, 2014041964, 2014048804 and 2015053405.  
 2: A drainage and utility easement 10 feet in width along the front property line, as shown on the recorded plat. (As shown hereon)  
 3: A 25 foot building setback line along the interior and rear property line(s), as shown on the recorded plat. (As shown hereon)  
 4: A 100 foot building setback line along the front property line(s), as shown on the recorded map and dedication. (As shown hereon)  
 5: A drainage, 30 feet in width along the North property line, as shown on the recorded plat. (As shown hereon)  
 6: A Centerpoint Energy easement 14 feet in width along the front property line adjacent to said 10 foot drainage and utility easement, as shown on the recorded plat. (As shown hereon)  
 7: A utility easement, 16 feet in width along the front property line adjacent to said 10 foot drainage and utility easement, as shown on the recorded plat. (As shown hereon)  
 8: Agreement for underground electric services, granted to CenterPoint Energy Houston Electric, LLC, recorded in Brazoria County Clerk's File No. 04-001513.



**BASIS OF BEARING: BEARINGS ARE BASED ON THE RECORDED PLAT**

**SURVEYOR INFORMATION:**

**ELITE SURVEYING COMPANY, INC.**



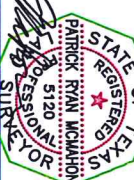
P.O. Box 1697 "Sa Heba Esquire"  
 Pearland, TX 77588-1697  
 Phone: 281-997-1585  
 Fax: 281-485-6212

**CLIENT G/F#: ATCH-80F-ATCH17073055MA**  
**SURVEY JOB #: 11-17-18**  
**SURVEY INVOICE #: 11997**  
**SURVEYOR: J.W.W.**  
**DRAFTER: C. LAVAS**  
**APPROVED: P.R. MCMAHON**  
**CERTIFIED TO: (AS PROVIDED)**

**LEGEND**  
 A/C: AIR CONDITIONER  
 BLDG.: BUILDING  
 (C.): CALCULATED  
 C.B.: CHORD BEARING  
 C.W.: CONCRETE BLOCK WALL  
 C.L.: CENTERLINE  
 CONC.: CONCRETE  
 COV.: COVERED  
 C/S: CONCRETE SLAB  
 D/W: DRIVEWAY  
 E.O.W.: EDGE OF WATER  
 (M.): MEASURED  
 P.C.: POINT OF CURVATURE  
 P.I.P.: PERMANENT CONTROL POINT  
 P.L.: POINT OF INTERSECTION  
 P.O.B.: POINT OF BEGINNING  
 P.O.C.: POINT OF COMMENCEMENT  
 P.P.: POWER POLE  
 P.R.C.: POINT OF REVERSE CURVATURE  
 P.R.M.: PERMANENT REFERENCE MONUMENT  
 P.T.: POINT OF TANGENCY  
 Q.L.F.: CHAIN LINK FENCE  
 W.F.: WOOD FENCE  
 H.W.F.: HOGWIRE FENCE  
 (FOR INFORMATIONAL PURPOSES ONLY)  
**FLOOD ZONE**  
 SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE: "X" AREA OF MINIMAL FLOODING, PER F.E.M. PANEL NUMBER 4854 0275H, LAST REVISION DATE 6-5-98. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

**SURVEYORS CERTIFICATE**  
 I, Patrick Ryan McMahon, Texas Registered Professional Land Surveyor No. 5120, do hereby certify that the survey plat hereon is a true and accurate representation of the property hereon described, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground, and that there are no encroachments onto said property by any such improvements except as shown hereon.

**SURVEYORS NAME** *Patrick R. McMahon*  
**DATE** 11/16/2018  
**FOR THE FIRM**



**ALAMO TITLE INSURANCE COMPANY**  
**COLONIAL NATIONAL MORTGAGE**  
**VIRGUST J. DYKES & SHANTRESE I. DYKES**

**THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.**

DATE	REVISION	DATE	REVISION	QC/1	QC/2
				C.L.	P.R.M.

**BUYERS SIGNATURE:** X

X