

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LOT 43, BLOCK 1
SUNCREEK RANCH SUBDIVISION
SECTION TWO
VOL. 22, PG. 197-204 BCPR

LOT 7
2.0668 ACRES
(90,032 SQ. FT.)
VACANT

LOT 49, BLOCK 1
SUNCREEK RANCH SUBDIVISION
SECTION TWO
VOL. 22, PG. 197-204 BCPR

| | | |
|-----------------------|---|---------|
| TOTAL LENGTH OF FENCE | = | 0 SF |
| SOD AREA | = | 6863 SF |
| PLANTER | = | 455 SF |
| DRIVEWAY | = | 2940 SF |
| FRONT WALK | = | 334 SF |
| COVERED PATIO | = | 286 SF |
| 2 CAR GARAGE | = | 670 SF |
| PORTICO | = | 402 SF |
| LEAN-TO | = | 160 SF |

PLOT PLAN SURVEY OF

LOT 7, BLOCK 1, OF SUNCREEK RANCH, SEC 4, A SUBDIVISION
IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOLUME 23, PAGE 47, OF THE MAP
RECORDS OF BRAZORIA COUNTY, TEXAS.

ADDRESS: 2910 HORSE TRAIL DRIVE
ROSHARON, TEXAS 77583



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX: 281-556-9331
Firm Number: 10045400

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DRAWN BY: BP

REV. 9-28-21 FLIPPED DET GAR.

DATE: 03-30-21

CHECKED BY: GS

SCALE: 1"=30'

JOB NO.: 525-21

SHEET 1 OF 1

JOB NO:525-21

- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLDG - BUILDING
 - ESMT - EASEMENT
 - FND - FOUND
 - HL&P - HOUSTON LIGHTING & POWER
 - IP - IRON PIPE
 - IR - IRON ROD
 - CIR - CAPPED IRON ROD
 - "STS" - STAMPED SOUTH TEXAS SURVEYING
 - BCCF - BRAZORIA COUNTY CLERKS FILE
 - BCDR - BRAZORIA COUNTY DEED RECORDS
 - BCMR - BRAZORIA COUNTY MAP 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
 - o- CONCRETE
 - COVERED CONCRETE
 - E- OVERHEAD ELECTRIC LINES
 - WOOD FENCE
 - WROUGHT IRON FENCE
 - GUY WIRE
 - CATCH BASIN
 - CABLE BOX
 - ELECTRIC BOX
 - ELECTRIC MH
 - FIRE HYDRANT
 - FIBER OPTIC MARKER
 - FLAG POLE
 - GAS METER
 - GAS VALVE
 - CURB INLET
 - LIGHT POLE
 - MANHOLE
 - MONITORING WELL
 - PIPELINE MARKER
 - POWER POLE
 - SERVICE POLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - TELEPHONE PEDESTAL
 - TRANSFORMER
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL POLE
 - UNDERGROUND CABLE MARKER
 - WATER WELL
 - WATER METER
 - WATER VALVE
 - TEMPORARY BENCHMARK

LOT 8
BLOCK 1

HORSE TRAIL DRIVE
(60' PUBLIC RIGHT-OF-WAY)

BENCHMARK
CITY OF PEARLAND
BENCHMARK NO. 403
ELEV.-69.103 NAV88 2001 ADJUSTMENT

NOTES:

1. BASIS OF BEARING IS THE NORTHEAST R.O.W. LINE OF HORSE TRAIL DRIVE BEING N 64°05'14" 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-CIT21739655LD 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 _____, 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 completed on this 30th day of March, 2021 and that this plot correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:
GF CTH-FRW-CIT21739655LD of CHICAGO TITLE INSURANCE COMPANY



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