

LEGEND

- CP = CONTROL POINT
- B.B.D.C.L. = BEARING BASIS DIRECTIONAL CONTROL LINE
- R.O.W. = RIGHT-OF-WAY
- #— = WOOD FENCE
- - - = IRON FENCE
- X = ELEVATION SHOT

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND/OR WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY BE SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, ENCUMBRANCES AND AGREEMENTS OF RECORDED.
2. THE EAST RIGHT-OF-WAY OF SUN VALLEY LANE WAS USED FOR THE B.B.D.C.L.
3. ALL ELEVATIONS ARE TRUE AND BASED FROM BRAZORIA COUNTY DRAINAGE DISTRICT BENCHMARK NO. RP-1, BRASS DISK, ELEVATION = 54.41' NAVD 88, 2001 ADJUSTMENT.
4. ALL BEARINGS BASED ON RECORDED PLAT.

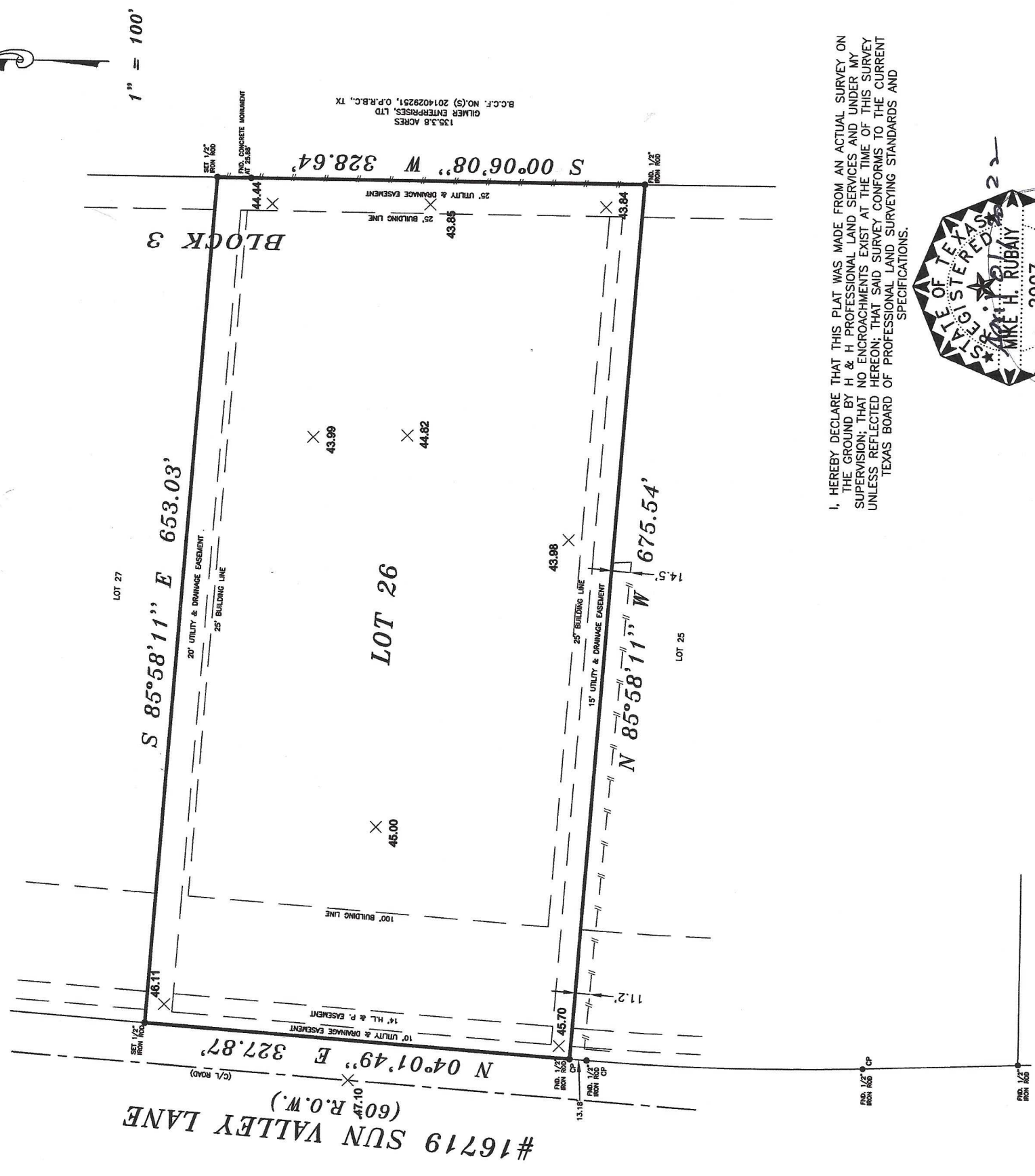
H & H PROFESSIONAL LAND SERVICES
 P.O. Box 1974
 Mont Belvieu, Tx 77580
 (Office) 281 385-2087 (Fax) 281 385-5792
 Firm No. 10052400 JOB NO. 222089

LOT: 26	BLOCK: 3	SECTION: 1	SUBDIVISION: SUNCREEK RANCH
RECORDATION: VOL. 21, PG. 361 P.R.B.C.	COUNTY: BRAZORIA	STATE: TEXAS	SURVEY: ANDREW ROBINSON SURVEY ABSTRACT 125
LENDER:	TITLE CO.: N/A	GF NO.: N/A	

PURCHASER: GILBERT DUHART
 ADDRESS: 16719 SUN VALLEY LANE, ROSHARON, TEXAS 77584
 FLOOD ZONE INFORMATION: This lot PARTIALLY lies in the 100 year flood plain and is in ZONE "X1" & "AE1" according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 48245B.0275K dated 12/30/2020.

FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION TO THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

FIELD WORK	NO.	DESCRIPTION	DATE
3/30/22-KH			
DRAFTED BY			
3/31/22-SH			
CHECKED BY			
4/01/22-WR			
KEY MAP NO.			
BC.			



I, HEREBY DECLARE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ON THE GROUND BY H & H PROFESSIONAL LAND SERVICES AND UNDER MY SUPERVISION; THAT NO ENCROACHMENTS EXIST AT THE TIME OF THIS SURVEY UNLESS REFLECTED HEREON; THAT SAID SURVEY CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS AND SPECIFICATIONS.



MIKE H. RUBAY, R.P.L.S. NO. 2907, STATE OF TEXAS