



LEGAL DESCRIPTION

ALL OF LOT 46 (46) IN BLOCK 12 (12), OF SUNCREEK ESTATES, SECTION TWO (2), AN ADDITION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 24, PAGES 198-200 IN THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

NOTES:

1. THE BEARINGS, EASEMENTS AND BUILDING LINE SHOWN HEREON ARE BASED ON THE PLAT OF SUNCREEK ESTATES, SECTION TWO AS RECORDED IN CLERK'S FILE NO. 2004042244 IN THE BRAZORIA COUNTY CLERK'S OFFICE, UNLESS OTHERWISE NOTED
2. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, G.F. # 1403939182, HAVING AN EFFECTIVE DATE OF OCTOBER 15, 2014.
3. ACCORDING TO THE F.J.R.M. NO. 48039C0278 H, DATED JUNE 5, 1989, THE SUBJECT TRACT LIES IN AN SHADED ZONE "X" AREA.
4. THE 16' UTILITY EASEMENT ALONG THE NORTHWEST SIDE OF THIS LOT ALSO HAS AN UNOBSTRUCTED AERIAL EASEMENT 5'-6" WIDE ALONG, AND ADJACENT TO, THE SOUTH LINE OF THE EASEMENT STARTING FROM A PLANE 16' ABOVE GROUND UPWARD.
5. THIS TRACT IS SUBJECT TO THE PROVISION OUTLINED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUNCREEK ESTATES - SECTION TWO" AS RECORDED IN CLERK'S FILE NO. 2004042245 IN THE BRAZORIA COUNTY CLERK'S OFFICE.
6. THIS TRACT MAY BE SUBJECT TO THE PROVISION OUTLINED IN THE DRAINAGE EASEMENT CONVEYED TO BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 RECORDED IN CLERK'S FILE NO. 03-029037 IN THE BRAZORIA COUNTY CLERK'S OFFICE.



11/05/14
 THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.
 Michael D. Wilson
 MICHAEL D. WILSON R.P.L.S.
 TEXAS REGISTRATION NO. 4821

DWN: C.J.H.	CAD FILE: 14-176.dwg	SCALE: 1"=20'	ORIGINAL PLOT DATE: 11/05/14
THE WILSON SURVEY GROUP PROFESSIONAL LAND SURVEYORS 2008 E. BROADWAY PEARLAND, TEXAS (281) 485-3991 FAX: (281) 485-3998			SHEET 1 OF 1
ANDREW J. AND YVONNE PIRNIK BOUNDARY AND IMPROVEMENT SURVEY OF LOT 46, BLOCK 12 OF SUNCREEK ESTATES, SECTION TWO IN BRAZORIA COUNTY, TEXAS			