

SCALE 1"=50'

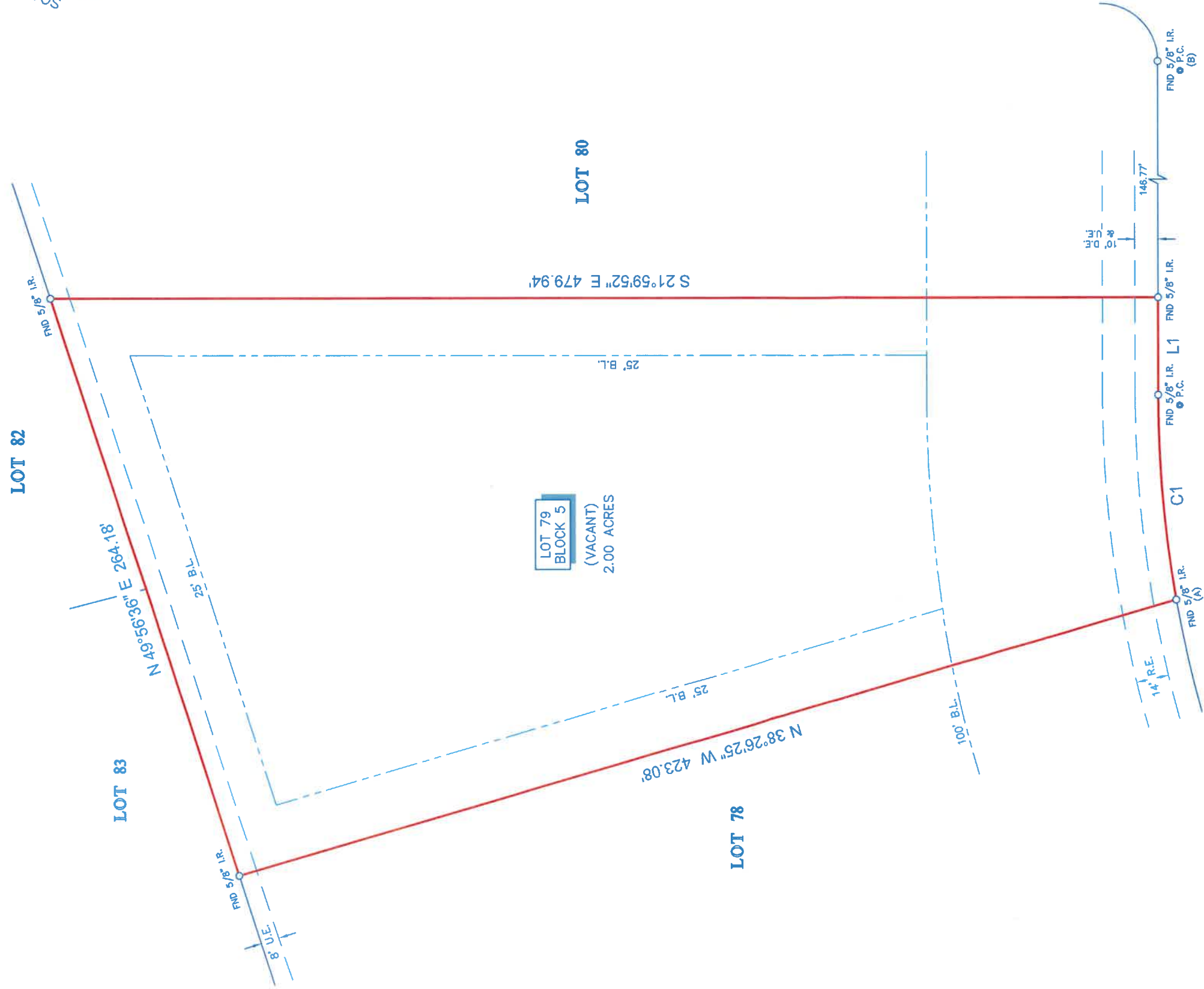
LOT 82

LOT 83

LOT 80

LOT 78

LOT 79  
BLOCK 5  
(VACANT)  
2.00 ACRES



**TANKERSLEY CIRCLE**  
(60' R.O.W.)

**LEGEND**

B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
D.E.	DRAINAGE EASEMENT
R.E.	RELIANT ENERGY EASEMENT

LINE	BEARING	DISTANCE
L1	S 68°00'08" W	42.37'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	516.97'	89.49'	S 63°02'35" W	89.38'

**NOTES:**

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 09-20-21, UNDER G.F. NO. 114648-GATB7.

LEGAL DESCRIPTION: LOT 79, IN BLOCK 5, OF CORRECTED PLAT OF SUNCREEK RANCH, SECTION 2, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 383 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

CLIENT: ANDERS J. LEDAY

ADDRESS: 3318 TANKERSLEY CIRCLE  
TITLE COMPANY:



SURVEYORS CERTIFICATE:  
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON SEPTEMBER 23, 2021. I HAVE MADE A CAREFUL AND SUBSTANTIAL COMPARISON OF THE CURVED BOUNDARIES SHOWN ON THIS PLAT TO THE TEXAS DEPARTMENT OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL  
PLAT # 4148



G.F. #: 114648-GATB7  
ISSUE DATE: 09-20-21  
www.survey1inc.com  
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Firm Registration No. 100756-00  
P.O. Box 2543 | Alvin, TX 77512  
(281)393-1382 | Fax(281)393-1383



**Survey 1, Inc.**  
Your Land Survey Company



TECH: MA  
FIELD CREW: JF  
DATE: 09-27-21  
JOB#: 9-102713-21  
FINAL CHECK: EF  
DRAFTER: JB