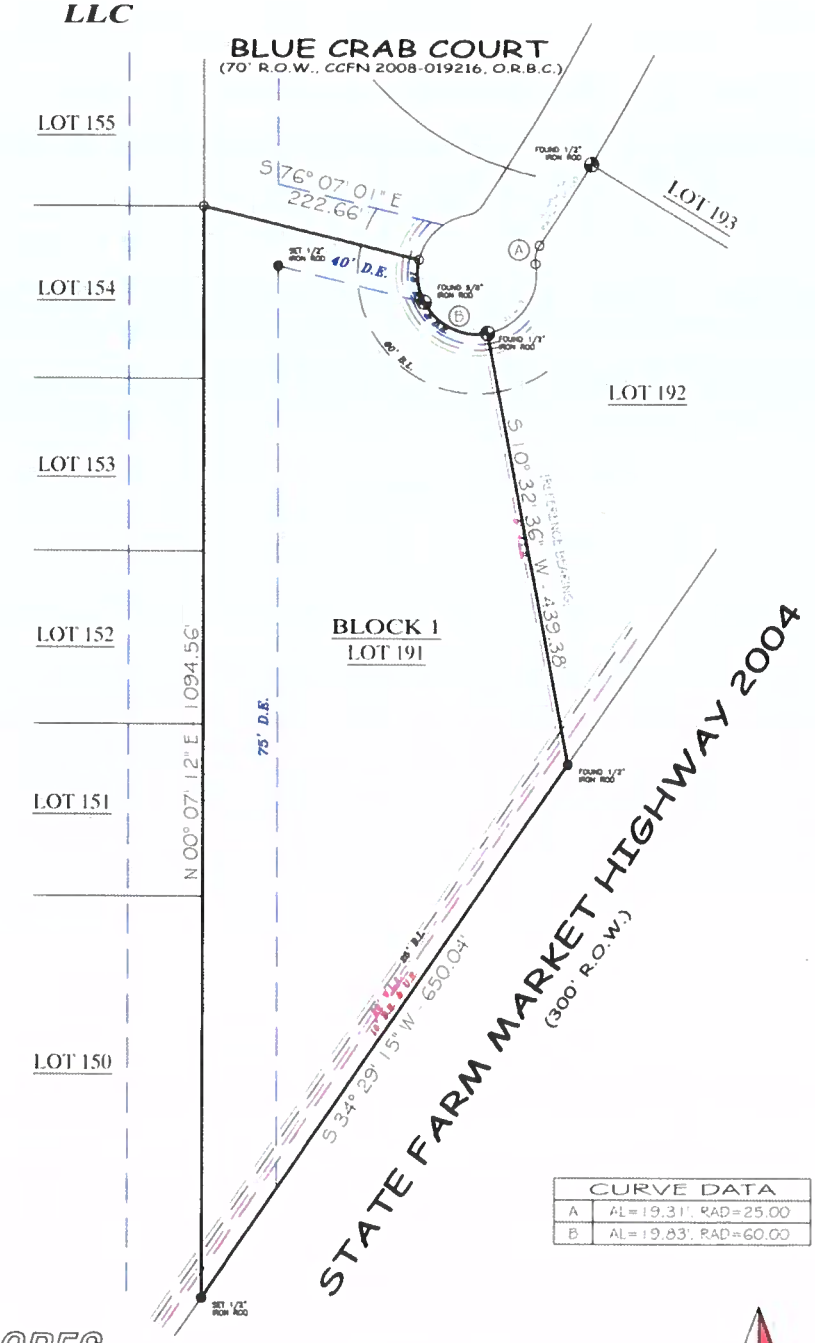
PIN POINT Surveying & Mapping, LLC
FIRM REGISTRATION NO. 10156700
P.O. BOX 3344, LAKE JACKSON, TEXAS, 77566 (979) 299-3373



CURVE DATA	
A	AL=19.31', RAD=25.00
B	AL=19.83', RAD=60.00

LOT 191, BLOCK 1

OAKWOOD SHORES

COMMUNITY NO: 485458 PANEL NO: 0610 SUFFIX: K ZONE: AE BASE: 12' MAP REVISED: 12/30/20

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS in a designated flood hazard area. The plat hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

NOTES:
PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY,) INCLUDING THOSE IN THE CITY OF: RICHWOOD
1. BUILDING SETBACK LINES AND EASEMENTS PER PLAT AND CCFN 2008-023001, O.R.B.C.
2. BEARINGS ARE BASED ON THE COMMON LINE OF LOT 191 & 192, BEING - S 10° 32' 36" W

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: CAPITAL TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 24-802984-SG DATE: 05/20/2024

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.

W E S

0 120' 240'
0 1" 2"

PREPARED EXCLUSIVELY FOR: CAPITAL TITLE
This is to certify that I have made an on the ground survey of the property located at:
3.3618 BLUE CRAB COURT IN THE CITY OF RICHWOOD, TEXAS.
Lot 191, Block 1, FINAL PLAT OF OAKWOOD SHORES, an Addition in Brazoria County, Texas, according to the Map or Plat recorded in County Clerk's File No. 2008-019216, of the Official Records of Brazoria County, Texas.

STATE OF TEXAS REGISTERED GEORGE K. LANE 6086 PROFESSIONAL LAND SURVEYOR

Borrower(s):
ANDREW TAYLOR KANTER
DARBY RAY KANTER

Draw by:	ASMF
Job No.:	2024-0415
Request:	A. KANTER
Book No:	PP0209
Scale:	1" = 120'
Date:	07/02/2024

LEGEND

ASPHALT
COVERED
CONCRETE
WOOD FENCE
10' B.E. & D.E.
B.L.
10' U.E.
6.5' X 16' A.E.
V.I.E.
CONTROLLING MONUMENT
CORNER
U.E. UTILITY EASEMENT
A.E. AERIAL EASEMENT
B.L. BUILDING LINE
R.O.W. RIGHT-OF-WAY
I.R. IRON ROD
I.P. IRON PIPE
FND. FOUND

George K. Lane, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086