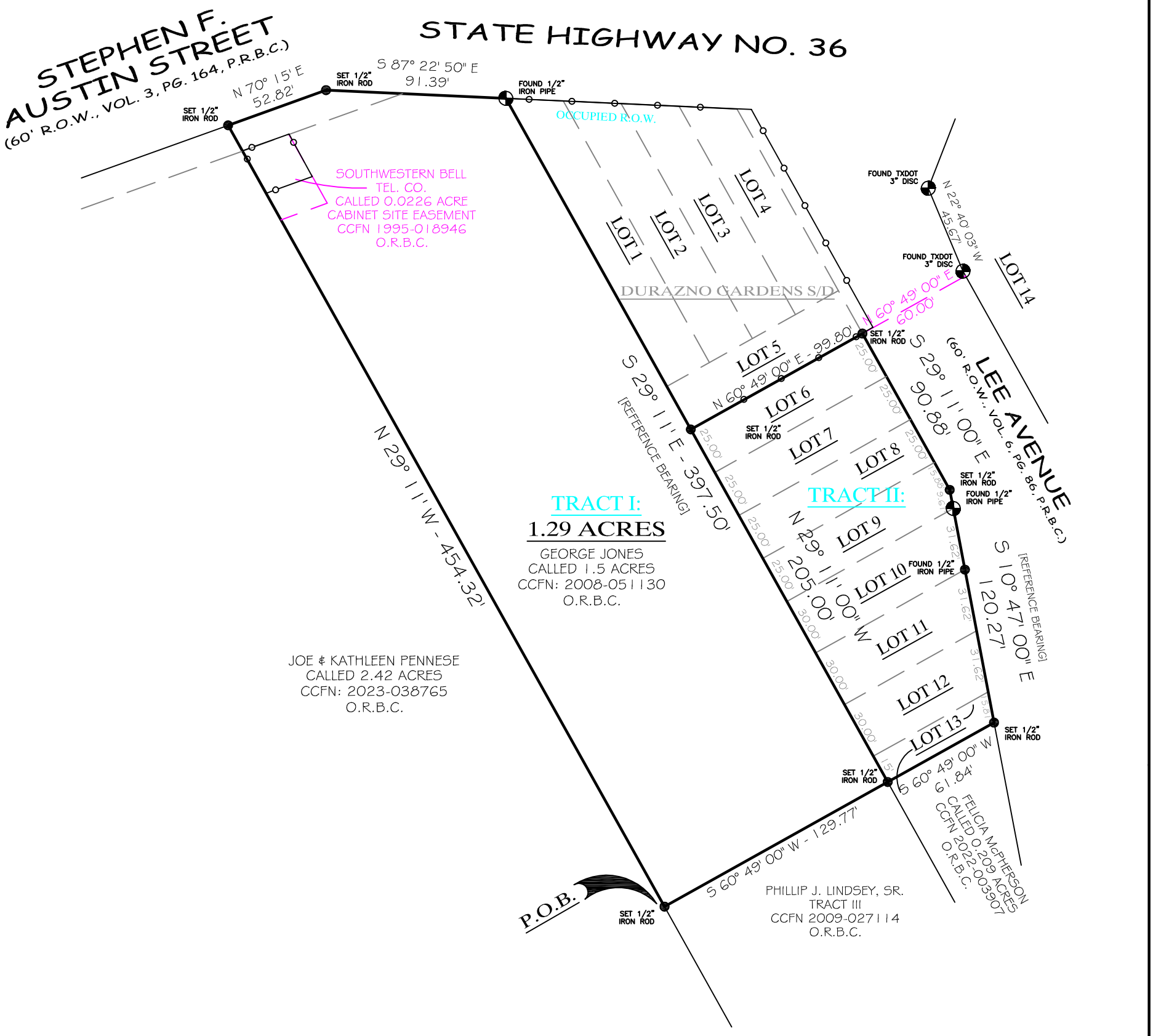
PIN POINT Surveying & Mapping LLC.
FIRM REGISTRATION NO. 10156700
P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373



TRACT I: 1.29 ACRES & TRACT II: LOTS 6,7,8,9,10,11,12 & NORTHWEST 15 FEET OF LOT 13

LUCY B. HERVEY NO. 2 & DURAZNO GARDENS S/D

COMMUNITY NO: 480072 PANEL NO: 0780 SUFFIX: K ZONE: *X BASE: N/A MAP REVISED: 12/30/20

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS NOT 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. *SHADED ZONE X.

NOTES:
1) BEARINGS BASED ON NORTHEAST LINE OF CALLED 1.50 ACRE TRACT, BEING - S 29° 11' E.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND MAY NOT CONSTITUTE ALL ENCUMBRANCES OF RECORD.

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 60' 120'
0 1" 2"

PREPARED EXCLUSIVELY FOR: JEFF JONES
This is to certify that I have made an on the ground survey of the property located at:
6415 STEPHEN F AUSTIN STREET IN THE VILLAGE OF JONES CREEK, TEXAS.
Tract I: Being a 1.29 acre tract of land out Lot 15 of the Mrs. Lucy B. Hervey Subdivision No. 2, S.F. Austin 7-1/3 League, Abstract 20, Div. 18, Brazoria County, Texas and being more fully described by metes and bounds attached hereto and Tract II: Lots 6,7,8,9,10,11,12 and the Northwest 15 feet of Lot 13, DURAZNO GARDENS S/D, according to the Map or Plat thereof recorded in Volume 6, Page 86, Plat Records, Brazoria County, Texas.

Borrower(s):

Drawn by: ASMF
Job No.: 2025-0291
Request: J. JONES
Book No: PP0218
Scale: 1" = 60'
Date: 04/14/2025

LEGEND

GRAVEL
COVERED
CONCRETE
CHAIN-LINK
WOOD FENCE
IRON FENCE
CONTROLLING MONUMENT
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
D.E. DRAINAGE E'SMNT

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

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