



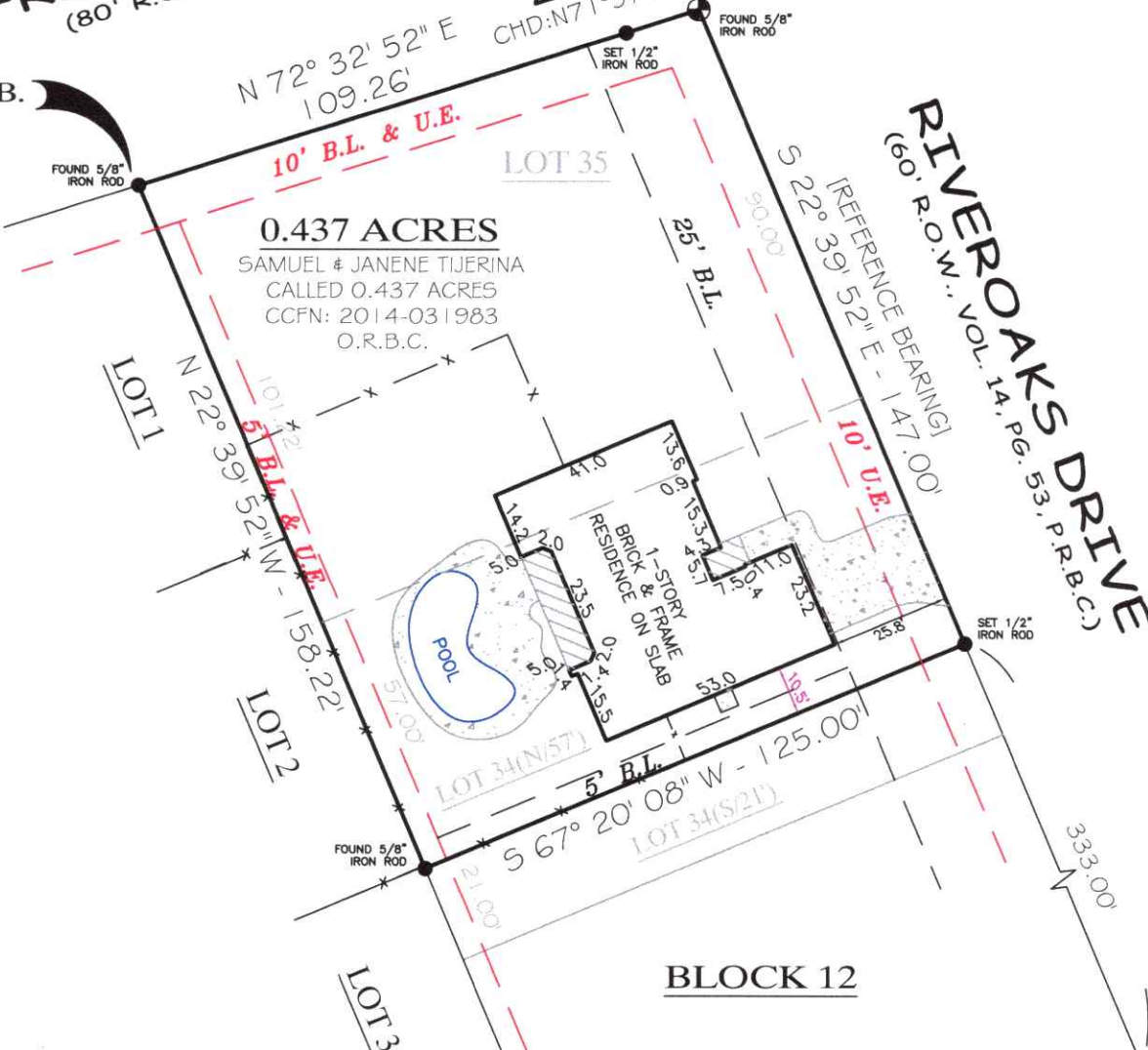
P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373

Surveying & Mapping, LLC



FREEMAN BOULEVARD
(80' R.O.W., VOL. 14, PG. 53, P.R.B.C.)

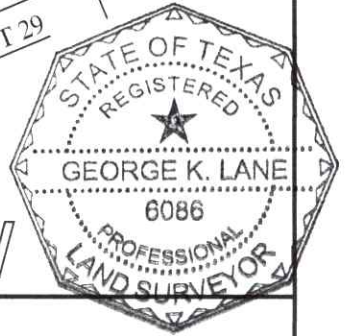
P.O.B.



0.437 ACRES

SAMUEL & JANENE TIJERINA
CALLED 0.437 ACRES
CCFN: 2014-031983
O.R.B.C.

0.437 ACRES: NORTH 57' OF LOT 34 AND ALL OF LOT 35, BLOCK 12
COLUMBIA LAKES S/D SEC. II



COMMUNITY NO: 485458 PANEL NO: 0415 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.

NOTES:

- 1) BUILDING LINES AND EASEMENTS PER PLAT & VOL. 1128, PG. 911, D.R.B.C.
- 2) INTERIOR BUILDING LINES DO NOT APPLY IF MULTIPLE LOTS ARE BEING UTILIZED AS A SINGLE RESIDENCE.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: STEWART TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 2089521 DATED: 07/16/2023

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.

PREPARED EXCLUSIVELY FOR: STEWART TITLE

This is to certify that I have made an on the ground survey of the property located at:
2280 RIVEROAKS DRIVE NEAR THE CITY OF WEST COLUMBIA, TEXAS.
0.437 ACRES, BEING ALL OF LOT 35 AND THE NORTH 57.00 FEET OF LOT 34, BLOCK 12 OF COLUMBIA LAKES, SECTION II, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 53 OF THE BRAZORIA COUNTY PLAT RECORDS AND BEING MORE FULLY DESCRIBED BY METES AND BOUDS ATTACHED HERETO.

Borrower(s): JOHN CRISTIN WALLEN
CARMEN SALAZAR

Drawn by: KLL/SPP
Job No.: 2023-0688
Request: STEWART TITLE
Book No: PP202
Scale: 1" = 40'
Date: 08/10/2023

LEGEND	
	ASPHALT
	COVERED
	CONCRETE
	CHAIN-LINK
	WOOD FENCE
	IRON FENCE
	U.E.
	A.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