



FIRM REGISTRATION NO. 10156700

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

**Surveying & Mapping, LLC**



(A)  
N 56° 48' 42" E  
14.64'  
[REFERENCE BEARING]

LOT 429, BLOCK 3  
**BAR X RANCH S/D, SEC. II**

COMMUNITY NO: 485458 PANEL NO: 0585 SUFFIX: K\_ZONE: AE BASE: 27.5' 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:
- 1) BEARINGS BASED ON THE NORTHWEST LINE OF LOTS 428 & 429, BEING - N 56° 48' 42" E.
  - 2) BUILDING LINES AND EASEMENTS PER PLAT & VOL. 1532, PG. 471, D.R.B.C.
  - 3) ELECTRIC LINE EASEMENT PER VOL. 1756, PG. 907, D.R.B.C.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: GREAT AMERICAN TITLE  
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 122856-6AT81 DATE: 04/05/2022

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: GREAT AMERICAN TITLE COMPANY  
This is to certify that I have made an on the ground survey of the property located at:  
813 LONGHORN TRAIL NEAR THE CITY OF ANGLETON, TEXAS.  
Lot 429, in Block 3, of BAR X RANCH, SECTION TWO (2), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 16, Page 119 of the Plat Records of Brazoria County, Texas.



Borrower(s):  
B3 PRESTIGE HOMES LLC  
DBA B3 CUSTOM HOMES

Drawn by: KEM/BWB  
Job No.: 2022-0417  
Request: GATCO  
Book No.: PPO184  
Scale: 1" = 60'  
Date: 04/22/2022

LEGEND	
	ASPHALT
	COVERED
	CONCRETE
	G.E.
	D.E.
	U.E.
	A.E.
	B.L.
	CONTROLLING MONUMENT CORNER
	UTILITY EASEMENT
	AERIAL EASEMENT
	BUILDING LINE
	R.O.W. RIGHT-OF-WAY
	I.R. IRON ROD
	I.P. IRON PIPE
	D.E. DRAINAGE ESMN'T
	G.E. GUY EASEMENT

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

