PIN POINT Surveying & Mapping, LLC

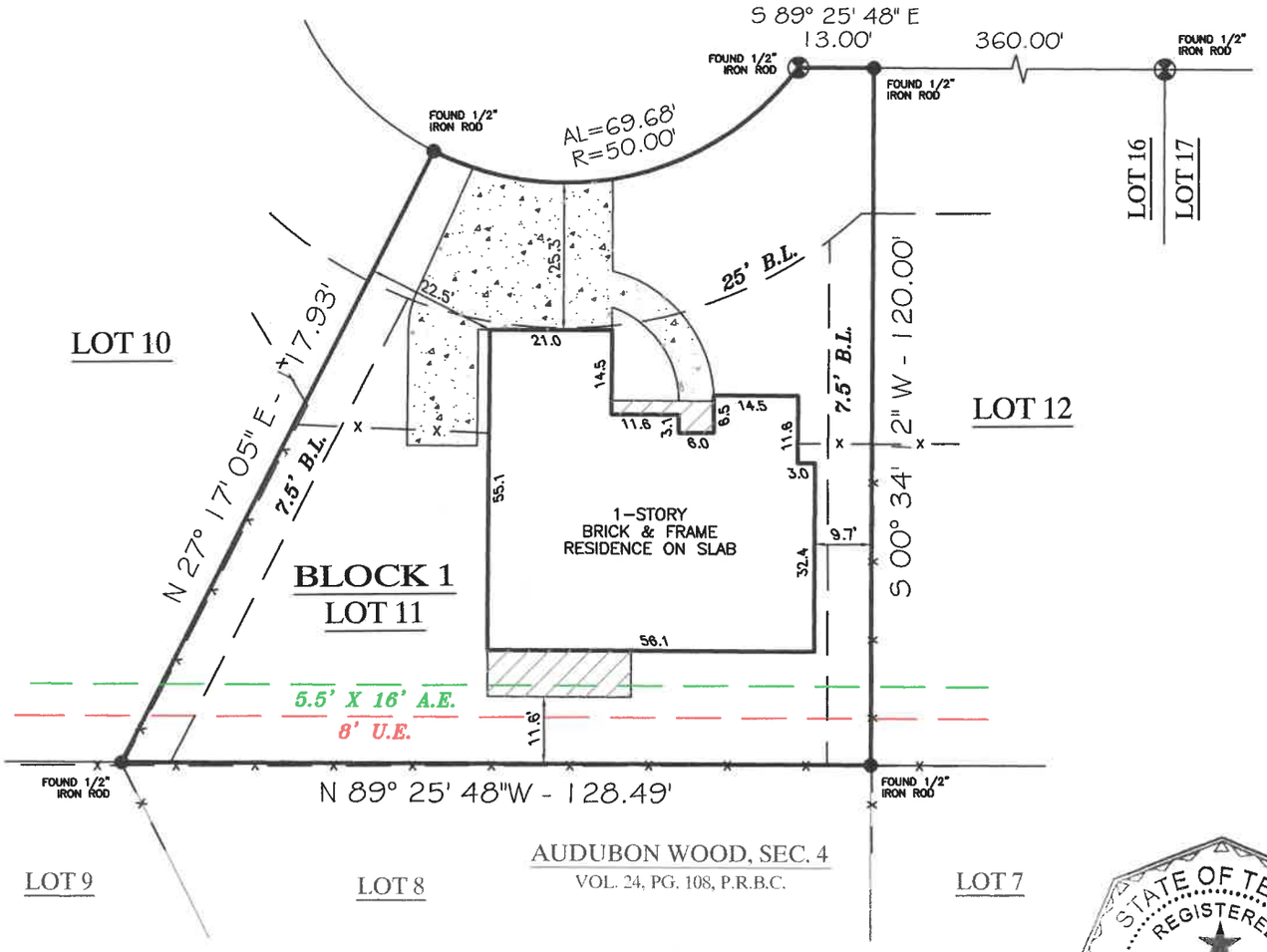
PO BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373

SURVEY EXAMINED AND ACCEPTED BY PURCHASERS

DATE: 4-12-13

WARBLER COURT

(60' R.O.W., VOL. 22, PG. 11-12, P.R.B.C.)



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

LOT 11, BLOCK 1

AUDUBON WOODS II, PHASE I

COMMUNITY NO: 485502 PANEL NO: 0610 SUFFIX: H ZONE: X BASE: N/A MAP REVISED: 6/5/89

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:

PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY,) INCLUDING THOSE IN THE CITY OF: RICHWOOD

1) EASEMENTS PER CCFN: 2001-036227 O.R.B.C. & CCFN: 2001-036228, O.R.B.C. DO NOT APPLY TO LOT 11.
2) EASEMENT GRANTED TO HL&P PER CCFN: 2001-037360 IS CONGRUENT WITH U.E.'S SHOWN HEREON.
3) COVERED AREA DOES NOT AFFECT THE A.E.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY PROVIDED BY: CENTURY OAKS TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 1302468 DATED: 03-15-13

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: CENTURY OAKS TITLE

This is to certify that I have made an on the ground survey of the property located at:
115 WARBLER COURT IN THE CITY OF RICHWOOD, TEXAS.
Lot 11, Block 1, Audubon Woods Subdivision, Section II - Phase I, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 22, Page 11-12 of the Plat Records of Brazoria County, Texas.

Borrower(s):
ALBERTO VERDUZCO GUERRERO
ELIZABETH GUERRERO

Drawn by: J.MOORE
Job No.: 2013-0384
Request: CENTURY OAKS
Book No: 13PP035
Scale: 1" = 30'
Date: 04-10-13

LEGEND

- ASPHALT
- COVERED
- CONCRETE
- CHAIN-LINK
- WOOD FENCE
- IRON FENCE
- 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