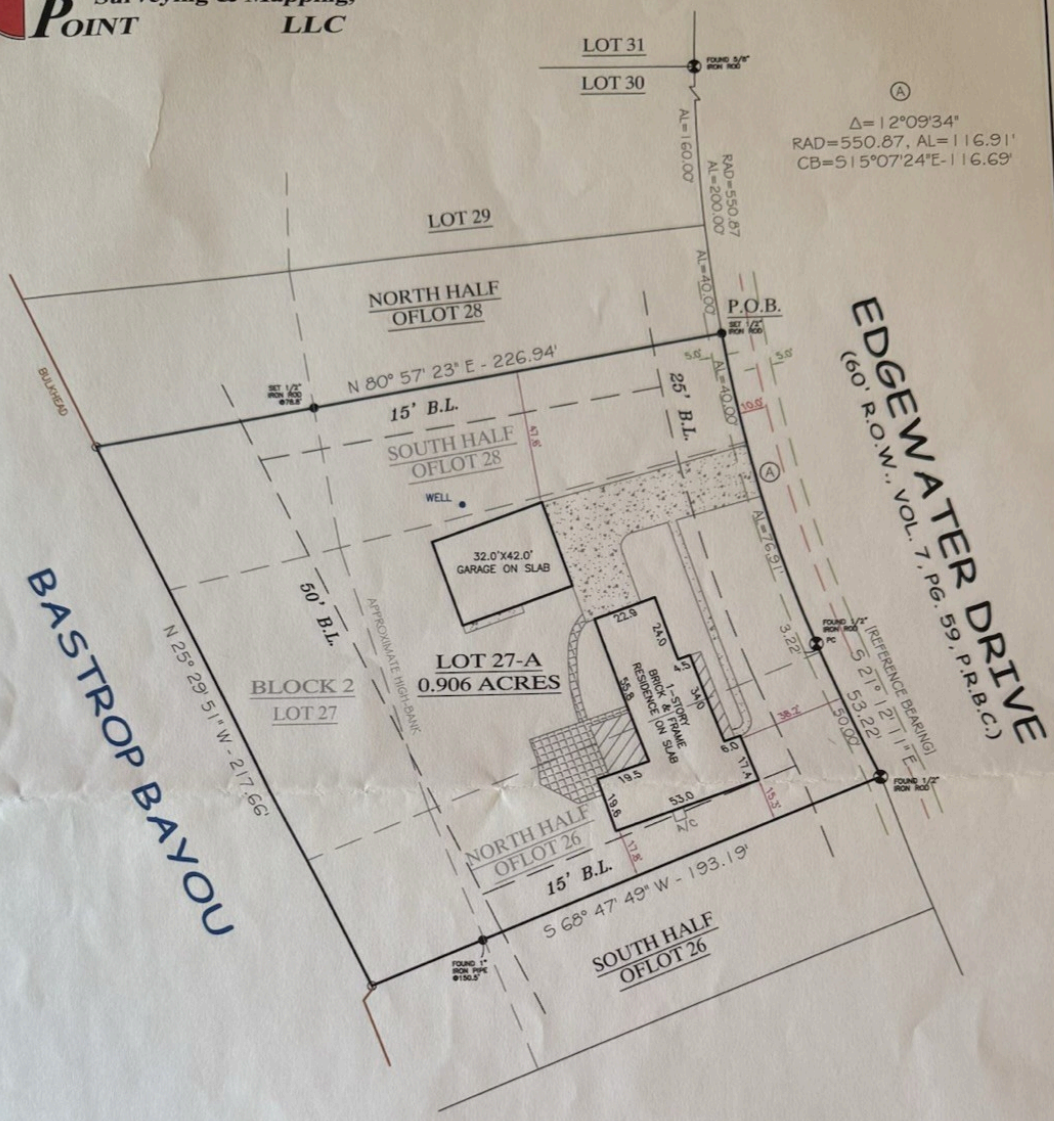
PIN POINT Surveying & Mapping, LLC

FIRM REGISTRATION NO. 10156700

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



HAVENWOOD S/D

LOT 27-A: 0.906 ACRES // BEING THE NORTH HALF OF LOT 26, ALL OF LOT 27 & THE SOUTH HALF OF LOT 28, BLOCK 2

COMMUNITY NO: 485458 PANEL NO.: 0610 SUFFIX: H ZONE: AE DEPTH: 10.5' MAP REVISED: 6/5/89

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.) BUILDING SETBACK LINES PER VOL. 660, PG. 311 & VOL. 660, PG. 330, D.R.B.C.
2.) 50' BUILDING SETBACK LINE FROM BAYOU REVISED TO 30' PER VOL. 663, PG. 446, D.R.B.C.
3.) 20' X 20' A.E. CENTER ON ALL EASEMENTS PER VOL. 660, PG. 311, D.R.B.C.
4.) BEARINGS BASED ON THE EAST LINE OF LOT 26, BEING - S 21° 12' 11" E.

0 40' 80'
0 1" 2"

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.

PREPARED EXCLUSIVELY FOR: LONNIE W. VANCE
This is to certify that I have made an on the ground survey of the property located at:
511 EDGEWATER DRIVE NEAR THE CITY OF ANGLETON, TEXAS.
Lot 27-A: 0.906 acre tract being the North Half of Lot 26, all of Lot 27 and the South Half of Lot 28, Block 2, of Havenwood, a Subdivision out of the Jared E. Groce 5-1/2 League Grant, Abstract 66, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 7, Page 59, of the Plat Records of Brazoria County, Texas and being more fully described by metes and bounds attached hereto.

Borrower(s): _____

Drawn by: FJS
Job No.: 2021-1285
Request: VANCE
Book No: 14PP0670
Scale: 1" = 40'
Date: 06/19/2014

LEGEND

TILE
COVERED
CONCRETE
X WOOD FENCE
CHAIN-LINK
IRON FENCE
8'X20' A.E.
10' U.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

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

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