



TITLE COMPANY:



G.F. #

2796324

ISSUE DATE:

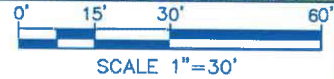
DEC. 8, 2025



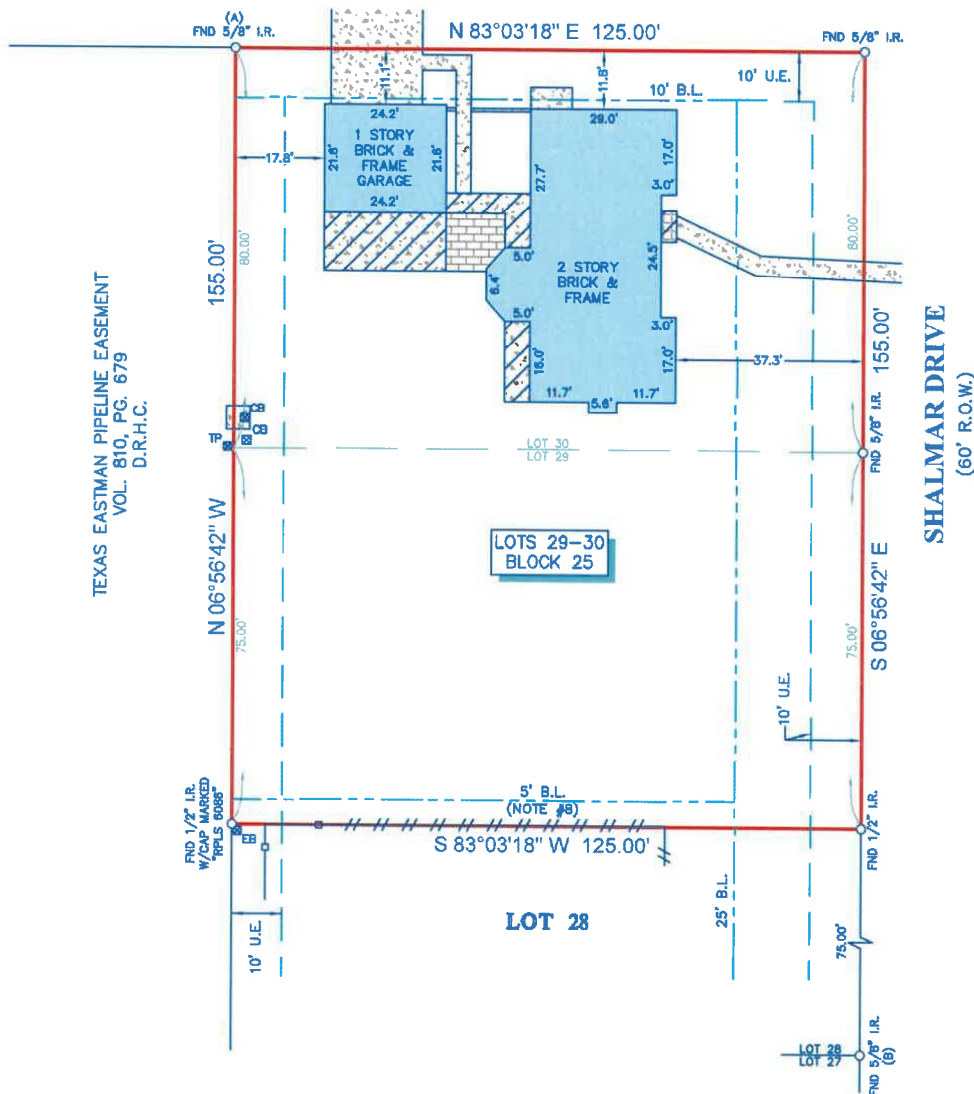
LAND TITLE SURVEY

SOUTH AMHERST DRIVE

(60' R.O.W.)



SCALE 1"=30'



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON DECEMBER 8, 2025, UNDER G.F. NO. 2796324.
7. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT, AS RECORDED IN CLERK'S FILE NO. 2008049584, O.R.B.C. (NOT LOCATED BY DOCUMENT)
8. EASEMENTS AND BUILDING SETBACK LINES, AS RECORDED IN VOLUME 1128, PAGE 911, D.R.B.C.
9. EASEMENTS, AS RECORDED IN CLERK'S FILE NO. 2006005400, O.R.B.C. (DOES NOT APPLY TO THIS PROPERTY)

LEGAL DESCRIPTION: LOTS 29-30, IN BLOCK 25, OF COLUMBIA LAKES SECTION 2, AN ADDITION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 14, PAGES 53-54 OF THE MAP/PLAT/OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE
FACTS FOUND ON THE GROUND DURING THE COURSE OF A
LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON
JANUARY 8, 2026 AND THAT THIS SURVEY SUBSTANTIALLY
COMPLIES WITH THE CURRENT TEXAS SOCIETY OF
PROFESSIONAL SURVEYORS MANUAL OF PRACTICE
REQUIREMENTS FOR A CATEGORY 1A, CONDITION II SURVEY;
AND THAT THERE ARE NO ENCROACHMENTS OR
PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

CLIENT:

BILLY RAY WIGGINS

ADDRESS:

2348 SHALMAR DRIVE

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Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW:

JF

TECH:

ARH

DRAFTER:

LG3

FINAL CHECK:

EF

DATE:

JAN. 12, 2026

JOB#

1-160836-26