

ABBREVIATIONS:

A.E.	AERIAL EASMENT
B.C.C.F.	BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS
B.L.	BUILDING LINE
(CM)	CONTROL MONUMENT
CONC	CONCRETE
-E-	OVERHEAD ELECTRIC
EM	ELECTRIC METER
FND	FOUND
GM	GAS METER
GPM	GAS PAINT MARK
IP	IRON PIPE
IR	IRON ROD
R.O.W.	RIGHT-OF-WAY
"SET"	SET 5/8" IR WITH CAP STAMPED
SW	SOUTHWEST
U.E.	UTILITY EASEMENT
UP	UTILITY POLE
WDF	WOOD FENCE
WM	WATER METER

BLOCK ⑦
JOHN A. OWEN ADDITION
VOLUME 2, PAGE 31 B.C.D.R.

DULA STREET
(50' R.O.W.)

SW CORNER OF LOT 1
FND 3/4" IP(CM)

100.00'

SW CORNER OF LOT 3
FND 1/2" IR(CM)

FND 1/2" IR
N 03°04' E, 0.14'

LOT 3

FND 5/8" IR WITH CAP
STAMPED "TRI-TECH"(CM)

NORTH 125.00'

S 89°55'13" W
50.00'

SOUTH 125.00'

LOT 5

DOUGLAS STREET (50' R.O.W.)

HOUSE ST.
(55' R.O.W.)

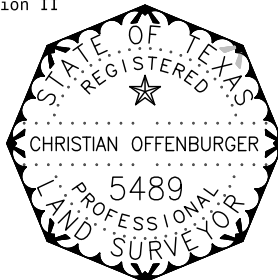
NOTES:

- 1.) This survey reflects boundary and easement information as per a commitment for title insurance issued by Alamo Title Insurance, GF No. ATCH 16059444, dated May 9, 2016.; no additional research regarding the existence of easements or restrictions of record has been performed by Boundary One, LLC.
- 2.) This survey is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within 6 months from the date on said survey.
- 3.) This tract lies in Zone "X"(unshaded), designated as, "Areas determined to be outside the 0.2% annual chance floodplain," as per the National Flood Insurance Program FIRM Community Panel No. 48039C-0165-H, latest available published revision dated June 5, 1989. This flood statement does not imply that the subject tract or the improvements thereon will be free from flooding damage. The flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change.
- 4.) Bearings are oriented to the record plat of JOHN A. OWEN ADDITION, a subdivision plat of record in Volume 2, Page 31, Brazoria County Deed Records, Brazoria County, Texas.
- 5.) This tract is subject to the restrictive covenants of record in Volume 2, Page 31, Brazoria County Deed Records, Brazoria County, Texas.
- 6.) Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
- 7.) Fences shown hereon are graphic only with dimensioned ties shown where they were physically measured. Fence lines may meander between said measured dimensions.
- 8.) This tract is subject to that certain Unit Designation as described by deed recorded in Volume 165, Page 726 B.C.D.R.

To: Leslie D. Munson and Diana Munson;
Richard E. Ryan;
Alamo Title Insurance

I hereby certify that this plat correctly represents a survey made on the ground under my supervision on June 3, 2016, and that said survey substantially complies with the current Texas Society of Professional Surveyors Standards for Land Surveys for a Category 1A, Condition II Land Title Survey.

Christian Van Offenburger
Registered Professional Land Surveyor
Texas Registration No. 5489



A LAND TITLE SURVEY OF
LOT 4, BLOCK 7
JOHN A. OWEN ADDITION
VOLUME 2, PAGE 31 B.C.P.R.
BRAZORIA COUNTY, TEXAS

boundary one

professional surveyors
TBPLS FIRM NO. 10084800
150 West Shadowbend Avenue, Suite 304
Friendswood, TX 77546
Office (281) 648-3131 Fax (281) 648-3737

TITLE CO: ALAMO TITLE

GF NO: ATCH16059444

PURCHASER: MUNSON

JOB NO: 1851-1611-696S

DATE: 06/03/16

DRAWN BY: ATS

CHECKED BY: CVO

SCALE: 1" = 30'