



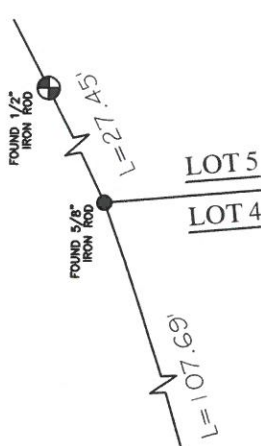
FIRM REGISTRATION NO. 10156700

Surveying & Mapping, LLC

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

SPREADING OAKS DRIVE

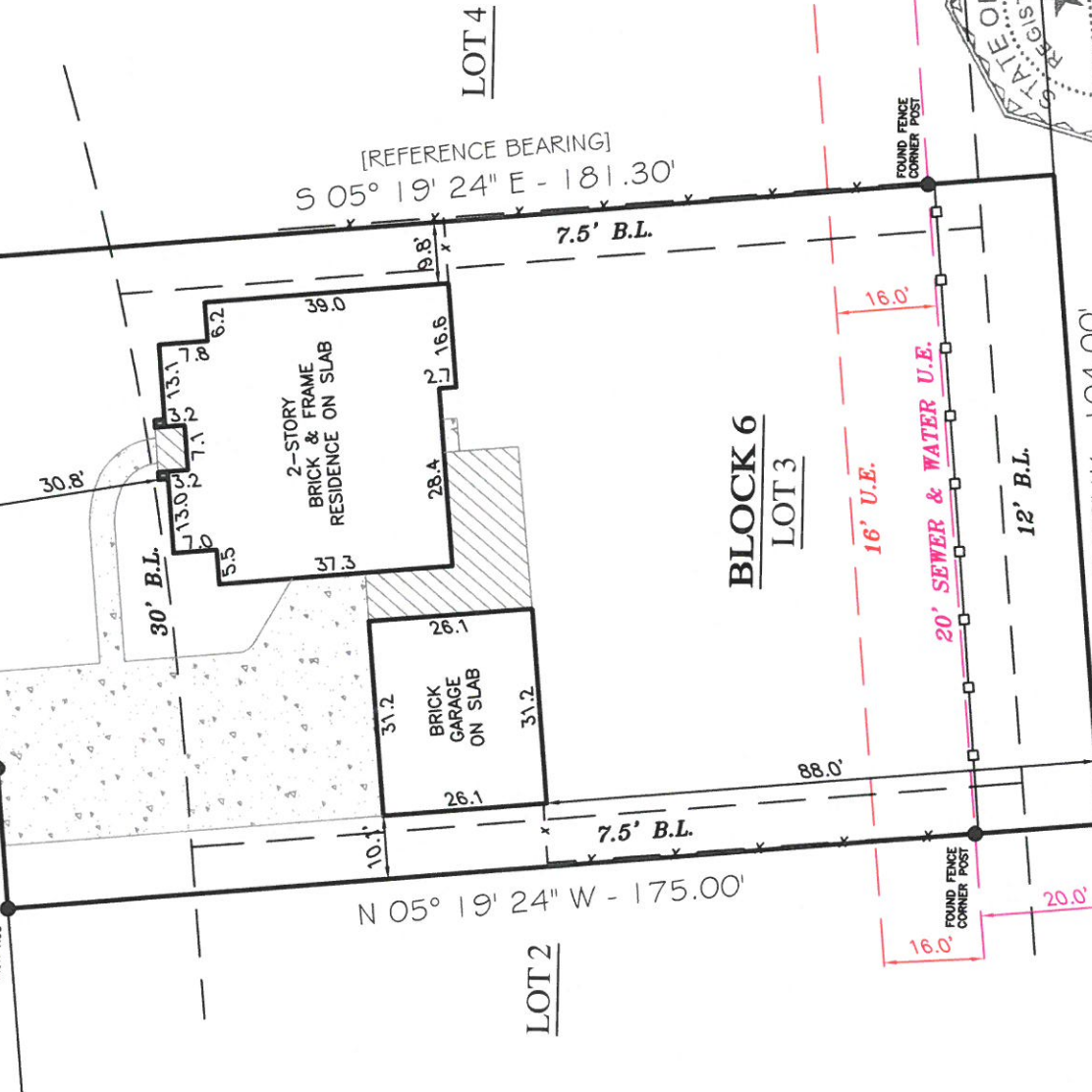
(60' R.O.W., VOL. 22, PGS. 5-6, P.R.B.C.)



N 84° 40' 36" E
22.51' SET 1/2" IRON ROD
R=530.00'
L=81.82'

FOUND 5/8" IRON ROD
L=107.69'

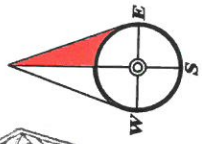
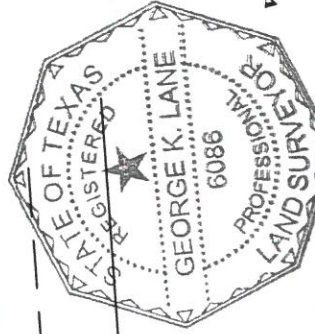
FOUND 1/2" IRON ROD



[REFERENCE BEARING]
S 05° 19' 24" E - 181.30'

N 05° 19' 24" W - 175.00'

S 84° 40' 36" W - 104.00'



ANGLETON DRAINAGE DISTRICT DITCH 10
CCFN 1998-002784, O.R.B.C.

HERITAGE OAKS S/D, SEC. II

LOT 3, BLOCK 6

COMMUNITY NO: 485458 PANEL NO: 0440 SUFFIX: H_ZONE: X_BASE: N/AMAP REVISED: 10/06/04

I have consulted the HUD-FA 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.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: STEWART TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 17039034306 DATED: 03/01/2018

PREPARED EXCLUSIVELY FOR: STEWART TITLE
This is to certify that I have made an on the ground survey of the property located at:

NOTES:

PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY), INCLUDING THOSE IN THE CITY OF: ANGLETON
1) BUILDING SET-BACK LINES AND EASEMENTS PER PLAT RECORDED IN VOL. 21, PG. 279 AND REVISED IN VOL. 22, PAGE 5-6 D.R.B.C., AND CCFN: 2001-020972, O.R.B.C.
2) REFERENCE BEARING BASED ON THE COMMON LINE OF LOTS 3 AND 4, BEING - S 05° 19' 24" E.
3) 20' PERMANENT SEWER & WATER UTILITY EASEMENT PER VOL. 969, PG. 317, D.R.B.C.

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BOLDER BEFORE COMMENCING CONSTRUCTION.