



0.408 ACRES (DIVISION 18)
S.F. AUSTIN 7-1/3 LEAGUE GRANT, A-20

COMMUNITY NO. 480022 PANEL NO. 0755 SURVEYOR: G. LANE, J. BASE: N/A MAP REVISED: 6/5/09
 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 herein 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 RECORDS, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY) INCLUDING THOSE IN THE VILLAGE OF JONES CREEK.
 1. BEARINGS BASED ON THE NORTHWEST LINE OF CALLED 0.407 ACRE TRACT BEING - S 29° 11' 00" E.
 2. SUBJECT TO BLANNET EASEMENT PER VOL. 453, PG. 170, O.R.B.C. (TRACT 12)



ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: STEWART TITLE
 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. DRAWINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 352124 DATED: 02/10/2019

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

PREPARED EXCLUSIVELY FOR: STEWART TITLE
 This is to certify that I have made an on the ground survey of the property located at: 6619 STEPHEN F. AUSTIN ROAD IN THE VILLAGE OF JONES CREEK, TEXAS. 0.408 (called 0.407) Acre tract being a called 0.307 acre tract known as Lot Four (4) of the Charles Etheredge S/D (unrecorded) out of Tract 12 and a 2,467.5 Sq. Ft. strip out of Tract 11, all out of the Lucy B. Hervey S/D No. 2 out of the S.F. Austin 7-1/3 League Grant, Abstract 20, Division No. 18, Brazoria County, Texas, being more fully described by meters and bounds attached hereto.



Borrower(s): CHRISTOPHER HUGHES

Drawn by: GKL
 Job No.: 2019-0135
 Request: K. HUGHES
 Book No.: PP141
 Scale: 1"=40'
 Date: 03/04/2019

LEGEND	
	ASPHALT
	WOOD FENCE
	CHAIN-LINE
	IRON FENCE
	OVERHEAD POWER
	CONTROLLING MONUMENT
	U.E. UTILITY EASEMENT
	A.E. AERIAL EASEMENT
	B.L. BUILDING LINE
	R.O.W. RIGHT-OF-WAY
	I.P. IRON PIPE
	P.W. POWER POLE

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