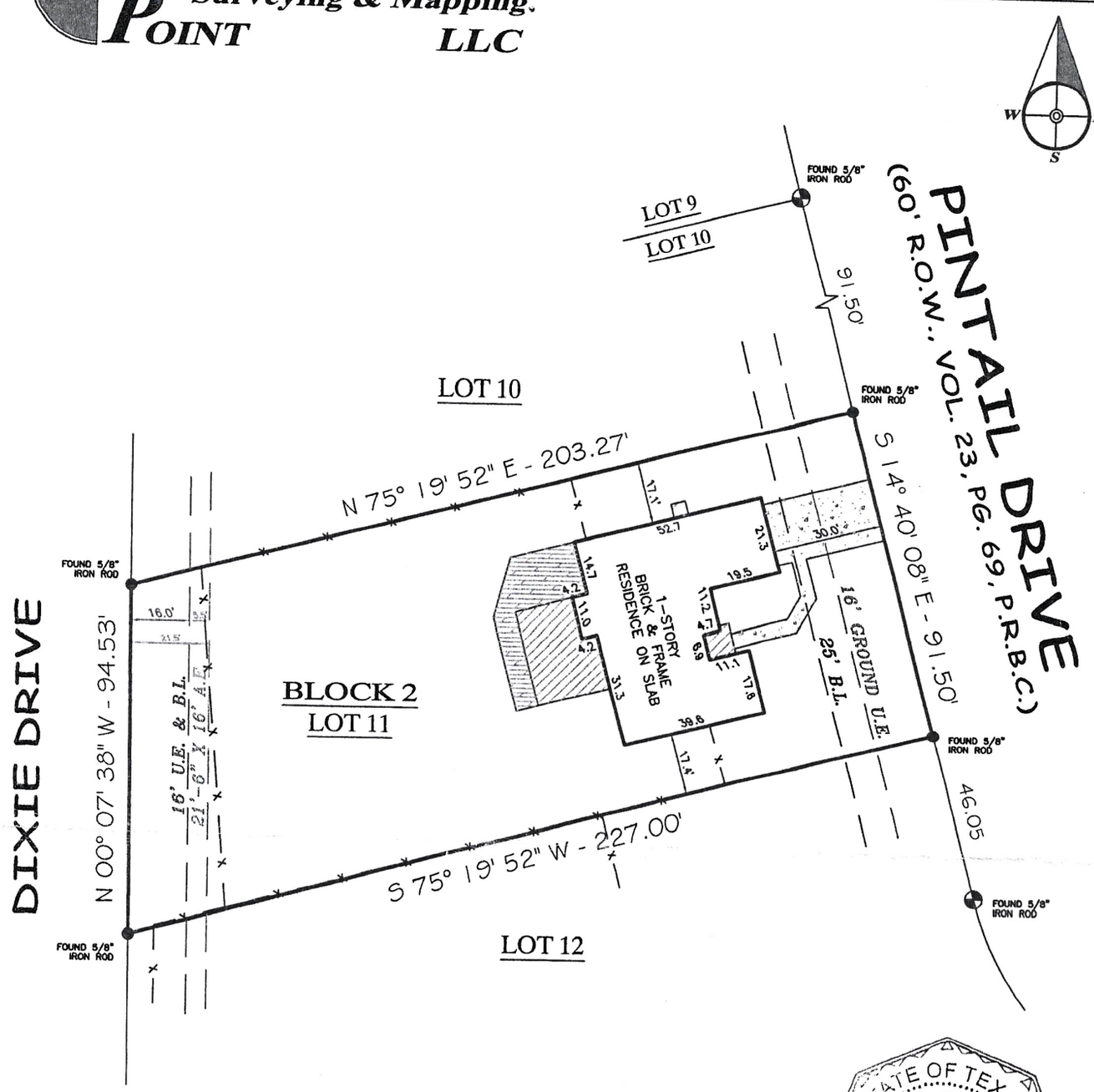
PIN POINT Surveying & Mapping, LLC
P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373



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

LOT 11, BLOCK 2

LAKE BEND S/D

COMMUNITY NO: 485458 PANEL NO: 0620 SUFFIX: H ZONE: X BASE: N/A MAP REVISED: 6/5/89

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 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:

PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY,) INCLUDING THOSE IN THE CITY OF: CLUTE

1) EASEMENTS PER RECORDED PLAT AND PER CCFN: 2004-033855, O.R.B.C.
2) EXISTING 15' EASEMENT PER CCFN: 1999-007396 IS INSIDE 16' U.E. ALONG ALONG DIXIE DRIVE.
3) AGREEMENT PER CCFN: 2002-065664, O.R.B.C. IS CONRUENT WITH 16' GROUND U.E.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY PROVIDED BY: GREAT AMERICAN TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 28484-GAT81 DATED: 12/15/2014

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: GREAT AMERICAN TITLE

This is to certify that I have made an on the ground survey of the property located at:
121 PINTAIL DRIVE IN THE CITY OF CLUTE, TEXAS.
Lot 11, Block 2 of Lake Bend Subdivision, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 23, Pages 69-70 of the Plat Records of Brazoria County, Texas.

Borrower(s):
CHARLES FRUGIA

Drawn by: J. MOORE
Job No.: 2015-0007
Request: GREAT AMERICAN
Book No: 14PP078
Scale: 1" = 40'
Date: 01/07/2015

LEGEND

- WOOD DECK
- COVERED
- CONCRETE
- CHAIN-LINK
- WOOD FENCE
- IRON FENCE
- U.E.
- A.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 FOUND

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