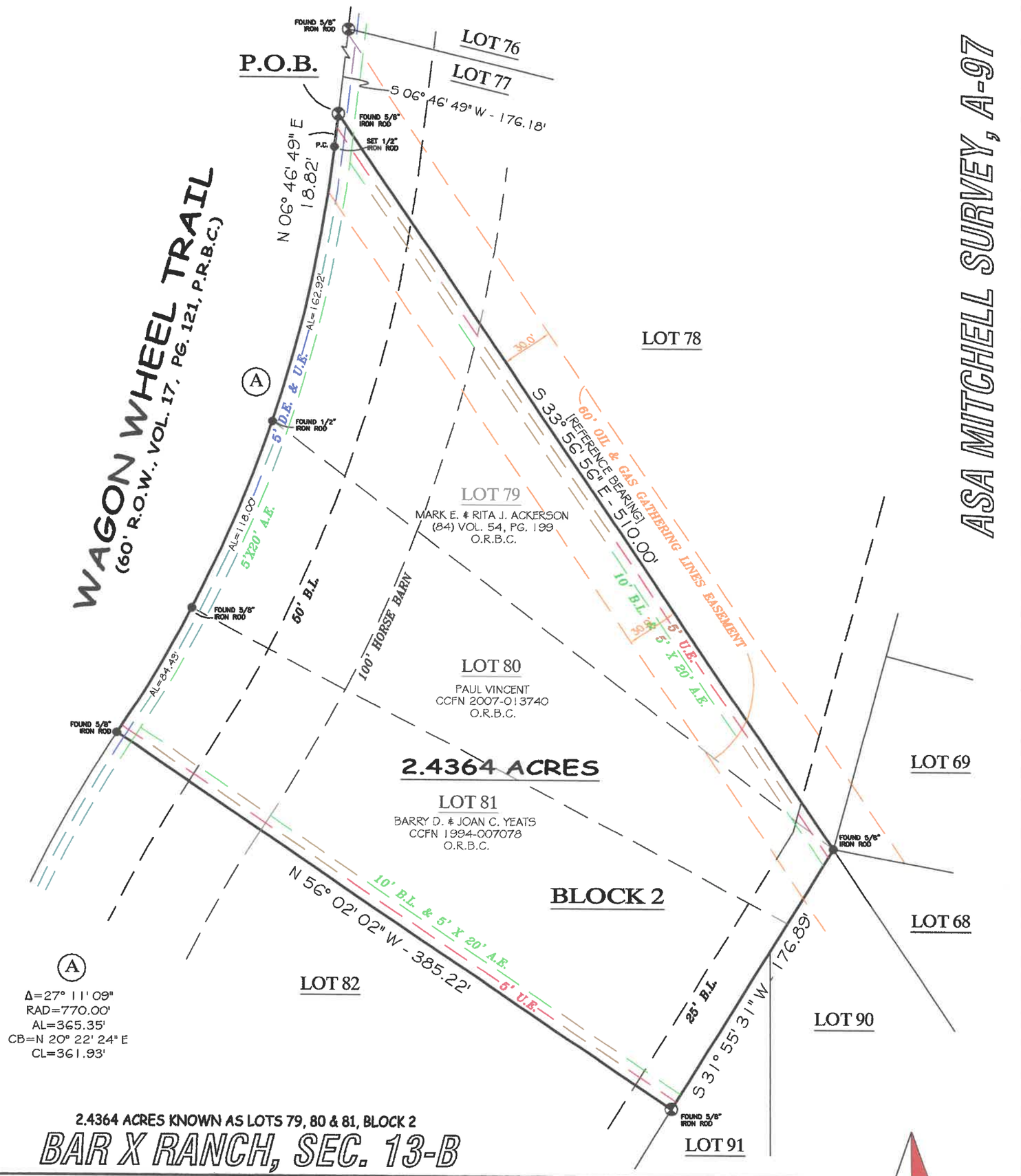
PIN POINT Surveying & Mapping, LLC
FIRM REGISTRATION NO. 10156700
PO BOX 3344 LAKE JACKSON, TEXAS. 77566 (979) 299-3373



2.4364 ACRES KNOWN AS LOTS 79, 80 & 81, BLOCK 2

BAR X RANCH, SEC. 13-B

COMMUNITY NO: 485458 PANEL NO: 0420 SUFFIX: H ZONE: AE* BASE: 28'* MAP REVISED: 6/5/89

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS 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. *3.0 Depth Criterion Applies.

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. 40761, 40758 & 40772-GAT81 DATED: 04/03/16

NOTES:
1. BEARINGS ARE BASED ON THE COMMON LINE OF LOTS 78 AND 79, BLOCK 2, BEING - S33° 56' 56" W.
2. BUILDING SETBACK LINES & EASEMENTS PER PLAT AND VOL. 25, PG. 837, O.R.B.C.
3. REFERENCE TO CCFN 2008-008267, 2008-056731 & 2011-053172, CCFN, CONTAINS NO EASEMENTS OR SETBACKS.
4. PIPELINE EASEMENTS PER VOL. 658, PG. 34, D.R.B.C. AND VOL. 54, PG'S 775, 788, 751, 578, 762, 544, 554, 567, 707, 718, 729, 740, 599, 895, 828, 683, 801, 815, D.R.B.C., DO NOT APPLY.

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.

W E S

0 60' 120'
0 1" 2"

PREPARED EXCLUSIVELY FOR: GREAT AMERICAN TITLE
This is to certify that I have made an on the ground survey of the property located at:
WAGON WHEEL TRAIL NEAR THE CITY OF ANGLETON, TEXAS.
Being a 2.4364 acre tract of land known as Lots 79, 80 and 81, Block 2, of Bar X Ranch, Section 13B, Brazoria County, Texas, recorded in Volume 17, Pages 215-218 of the Plat Records of Brazoria County, Texas and being more fully described by metes and bounds attached hereto.

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

Borrower(s): SCOTT STOICOVY

Drawn by: FJS
Job No.: 2016-0383
Request: GREAT AMERICAN
Book No: 16PP098
Scale: 1" = 60'
Date: 04/14/16

LEGEND

ASPHALT
COVERED
CONCRETE
5' U.E.
WOOD FENCE
CHAIN LINK
CONTROLLING MONUMENT
PROPERTY 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
D.E. DRAINAGE E'SMNT

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