

ADDRESS :969 COUNTY ROAD 687
ANGLETON, TEXAS 77515

CLIENT :FIDELITY NATIONAL TITLE - GESSNER
CASSANDRA GONZALES
800 GESSNER, STE #210
HOUSTON, TEXAS 77024

BUYER :COCOABUTTER KISSES LLC

LENDER :NA

A STANDARD TITLE SURVEY OF

LOT 31, IN BLOCK 7, OF CORRECTED PLAT BAYOU HOMESITES, TO THE CITY OF ANGLETON IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 7, PAGE 69, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.



(BEARINGS BASED THE RECORDED PLAT)

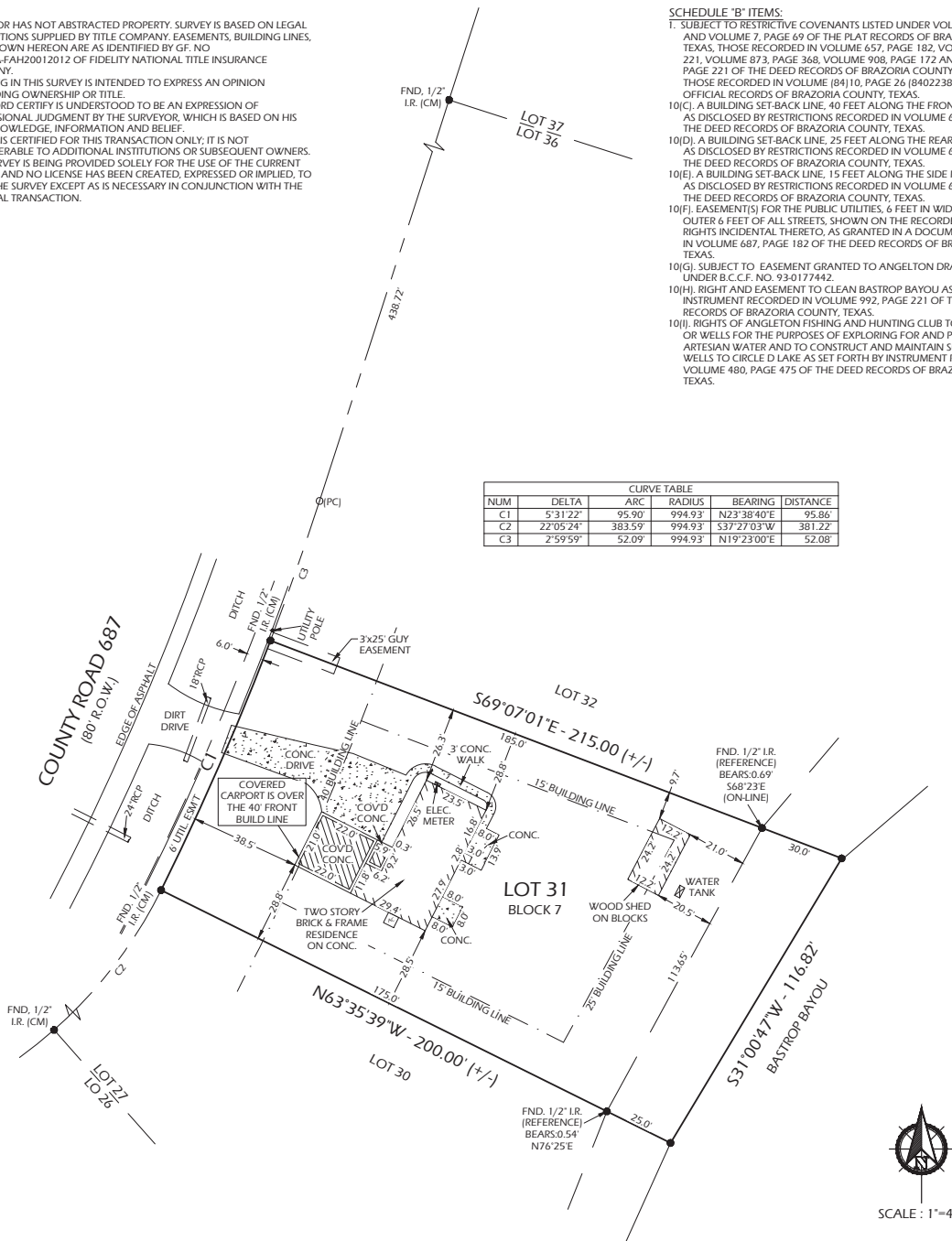
NOTES:

1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY GF. NO FTH-77-FAH20012012 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

SCHEDULE 'B' ITEMS:

1. SUBJECT TO RESTRICTIVE COVENANTS LISTED UNDER VOLUME 7, PAGE 37 AND VOLUME 7, PAGE 69 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, THOSE RECORDED IN VOLUME 657, PAGE 182; VOLUME 657, PAGE 221; VOLUME 873, PAGE 368; VOLUME 908, PAGE 172 AND VOLUME 957, PAGE 221 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS AND THOSE RECORDED IN VOLUME (84)10, PAGE 26 (84022382) OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
- 10(C). A BUILDING SET-BACK LINE, 40 FEET ALONG THE FRONT PROPERTY LINE, AS DISCLOSED BY RESTRICTIONS RECORDED IN VOLUME 657, PAGE 221 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.
- 10(D). A BUILDING SET-BACK LINE, 25 FEET ALONG THE REAR PROPERTY LINE, AS DISCLOSED BY RESTRICTIONS RECORDED IN VOLUME 657, PAGE 221 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.
- 10(E). A BUILDING SET-BACK LINE, 15 FEET ALONG THE SIDE PROPERTY LINES, AS DISCLOSED BY RESTRICTIONS RECORDED IN VOLUME 657, PAGE 221 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.
- 10(F). EASEMENT(S) FOR THE PUBLIC UTILITIES, 6 FEET IN WIDTH ALONG THE OUTER 6 FEET OF ALL STREETS, SHOWN ON THE RECORDED PLAT AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED IN VOLUME 687, PAGE 182 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.
- 10(G). SUBJECT TO EASEMENT GRANTED TO ANGLETON DRAINAGE DISTRICT UNDER B.C.C.F. NO. 93-0177442.
- 10(H). RIGHT AND EASEMENT TO CLEAN BASTROP BAYOU AS RESERVED BY INSTRUMENT RECORDED IN VOLUME 992, PAGE 221 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.
- 10(I). RIGHTS OF ANGLETON FISHING AND HUNTING CLUB TO DRILL A WELL OR WELLS FOR THE PURPOSES OF EXPLORING FOR AND PRODUCING ARTESIAN WATER AND TO CONSTRUCT AND MAINTAIN SUCH DITCHES OR WELLS TO CIRCLE D LAKE AS SET FORTH BY INSTRUMENT RECORDED IN VOLUME 480, PAGE 475 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.

CURVE TABLE					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	5°31'22"	95.90'	994.93'	N23°38'40"E	95.86'
C2	22°05'24"	383.59'	994.93'	S37°27'03"W	381.22'
C3	2°59'59"	52.09'	994.93'	N19°23'00"E	52.08'



DATE: 10-12-2020

REVISION:

DRAWN BY: E.J.L

APPROVED BY: DWG

PROJECT NO: GL-8026

LEGEND:

H.C.M.R. - HARRIS COUNTY MAP RECORD
H.C.D.R. - HARRIS COUNTY DEED RECORD
H.C.C.F. - HARRIS COUNTY CLERK FILE
R.O.W. - RIGHT OF WAY
CM - CONTROL MONUMENT
I.R./I.P. - IRON ROD/IRON PIPE
RCP - REINFORCED CONCRETE PIPE
PC - POINT OF CURVATURE

DANIEL W. GOODALE, R.P.L.S. NO. 4919

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

FLOOD INFORMATION

PROPERTY IS IN THE 100 YEAR FLOOD ZONE. THIS PROPERTY LIES IN ZONE 'AE' ACCORDING TO F.I.R.M. MAP NO. 48039C0610H DATED 06-05-1989.

BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



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