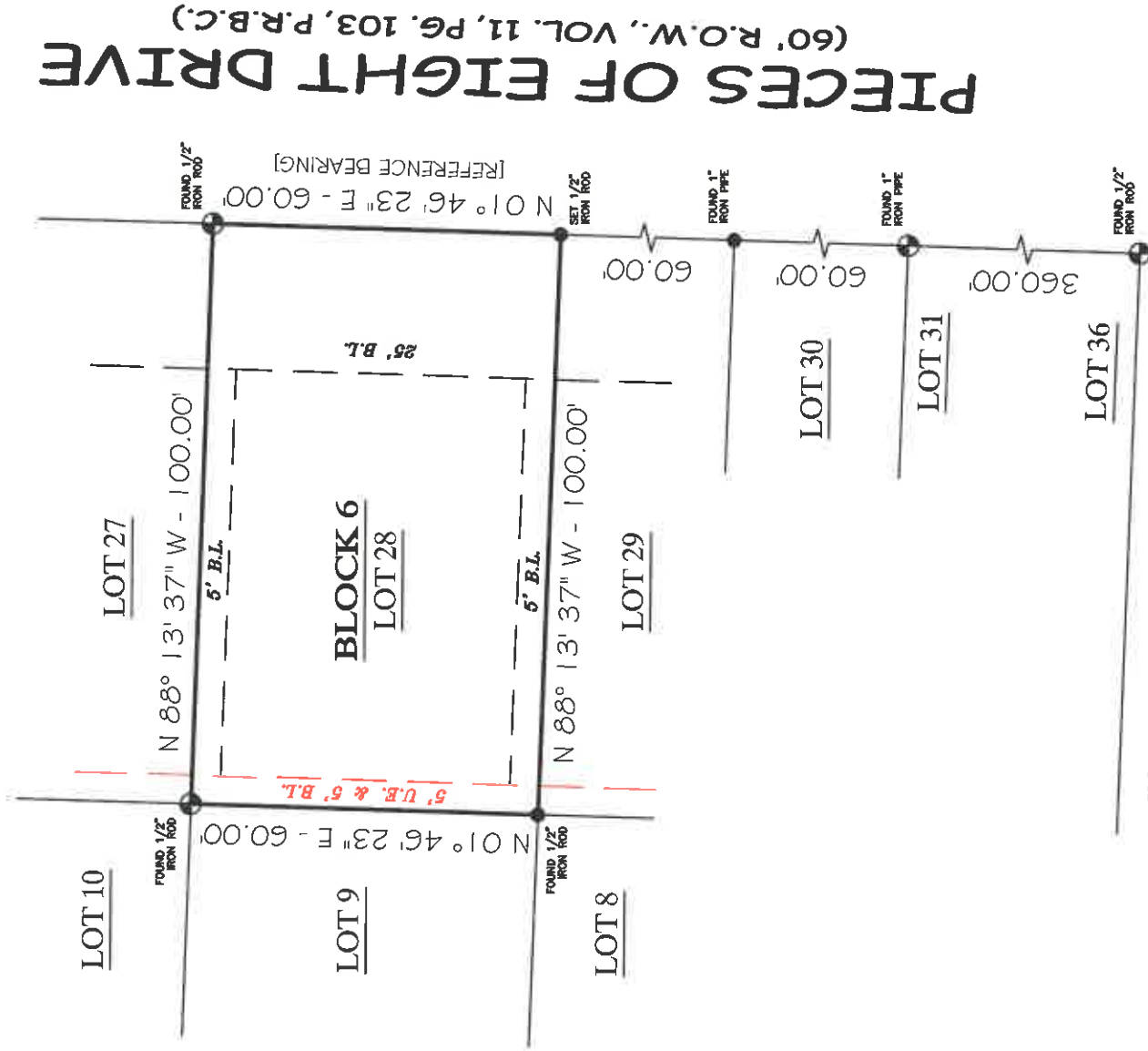
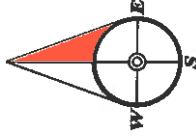




FIRM REGISTRATION NO. 10156700

Surveying & Mapping, LLC

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



CHINA CLIPPER
(70' R.O.W., VOL. 11, PG. 103, P.R.B.C.)

LOT 28, BLOCK 6
TREASURE ISLAND, SEC. III

COMMUNITY NO. 485458 PANEL NO. 0875, SUFFIX. 1, ZONE. VE, BASE. 16, MAP REVISED. 5-4-92

I have consulted the HUD-PA 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.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND MAY NOT CONSTITUTE ALL ENCUMBRANCES OF RECORD.

NOTES:

- 1) REFERENCE BEARING BASED ON EAST LINE OF LOTS 27 THRU 36, BEING - S 01° 46' 23" W.
- 2) BUILDING SET BACK LINES AND EASEMENTS PER PLAT AND VOL. 983, PG. 591, P.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 BUILDER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: DAVID COEN

This is to certify that I have made an on the ground survey of the property located at: PIECES OF EIGHT DRIVE NEAR THE CITY OF FREEPORT, TEXAS.

Lot 28, in Block 6, of the Replat of Treasure Island, Section 2, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 11, Page 103 of the Plat Records of Brazoria County, Texas.

Client(s): DAVID COEN

Drawn by: SPP

Job No.: 2020-0887

Request: DAVID COEN

Book No: PPI 60

Scale: 1" = 30'

Date: 10/02/2020

LEGEND

- ASPHALT
- COVERED
- CONCRETE
- CHAIN-LINK
- FOOD FENCE
- IRON FENCE
- CONTROLING MONUMENT
- CORNER
- U.E. UTILITY EASEMENT
- A.E. AERIAL EASEMENT
- B.L. BUILDING LINE
- R.O.W. RIGHT-OF-WAY
- I.P. IRON PIPE
- FND. FOUND

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