

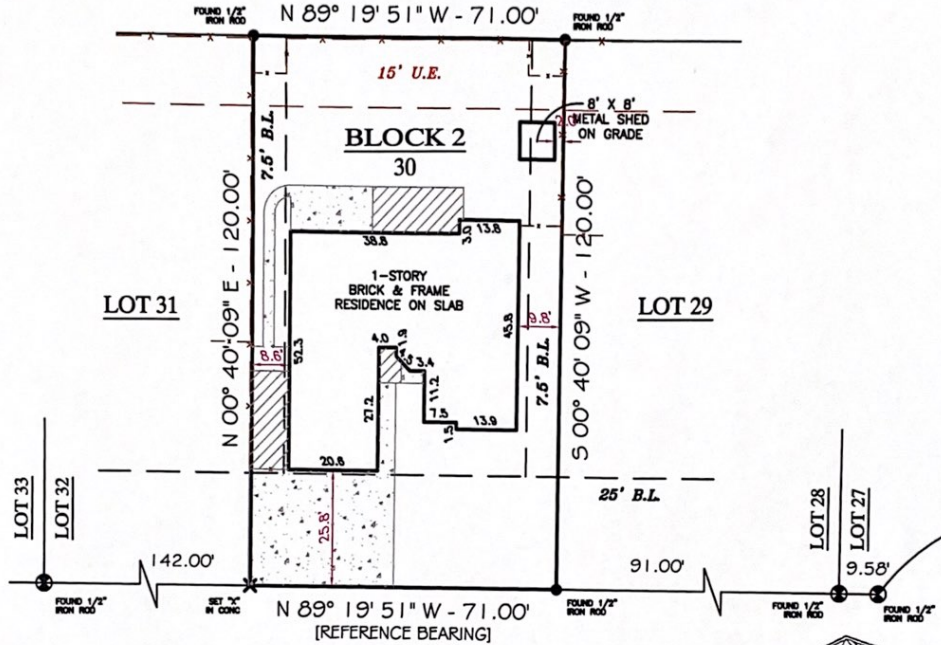


P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373

Surveying & Mapping, LLC



DETENTION RESERVE



HUMMINGBIRD COURT
(60' R.O.W., CCFN: 2006-005348, O.R.B.C.)



LOT 30, BLOCK 2
AUDUBON WOODS II, PHASE I

COMMUNITY NO: 485502 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: RICHWOOD
1) EASEMENT PER CCFN: 2006-01000 IS CONGRUENT WITH U.E.'S SHOWN ON RECORDED PLAT.
2) BEARING BASED ON THE SOUTH LINE OF LOTS 28 THRU 32 BEING NEAR 19° 51' W.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: STEWART TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT, G.F. NO. 316261 DATED: 04/03/2019

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: STEWART TITLE
This is to certify that I have made an on the ground survey of the property located at:
107 HUMMINGBIRD COURT IN THE CITY OF RICHWOOD, TEXAS.
Lot Thirty (30) in Block Two (2) of Audubon Woods II Subdivision, Phase I, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under File No. 2006-005348 in the Office of the County Clerk of Brazoria County, Texas.

Borrower(s): JANICE CHRISTINE GEORGE

Drawn by: SON
Job No.: 2019-0000
Request: MOM
Book No: PP143
Scale: 1" = 30'
Date: 05/04/2019

| LEGEND | |
|--------|-----------------------|
| | BRICK |
| | CHAIN-LINK |
| | COVERED |
| | CONCRETE |
| | WOOD FENCE |
| | IRON FENCE |
| | 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 |
| | FND. FOUND |

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