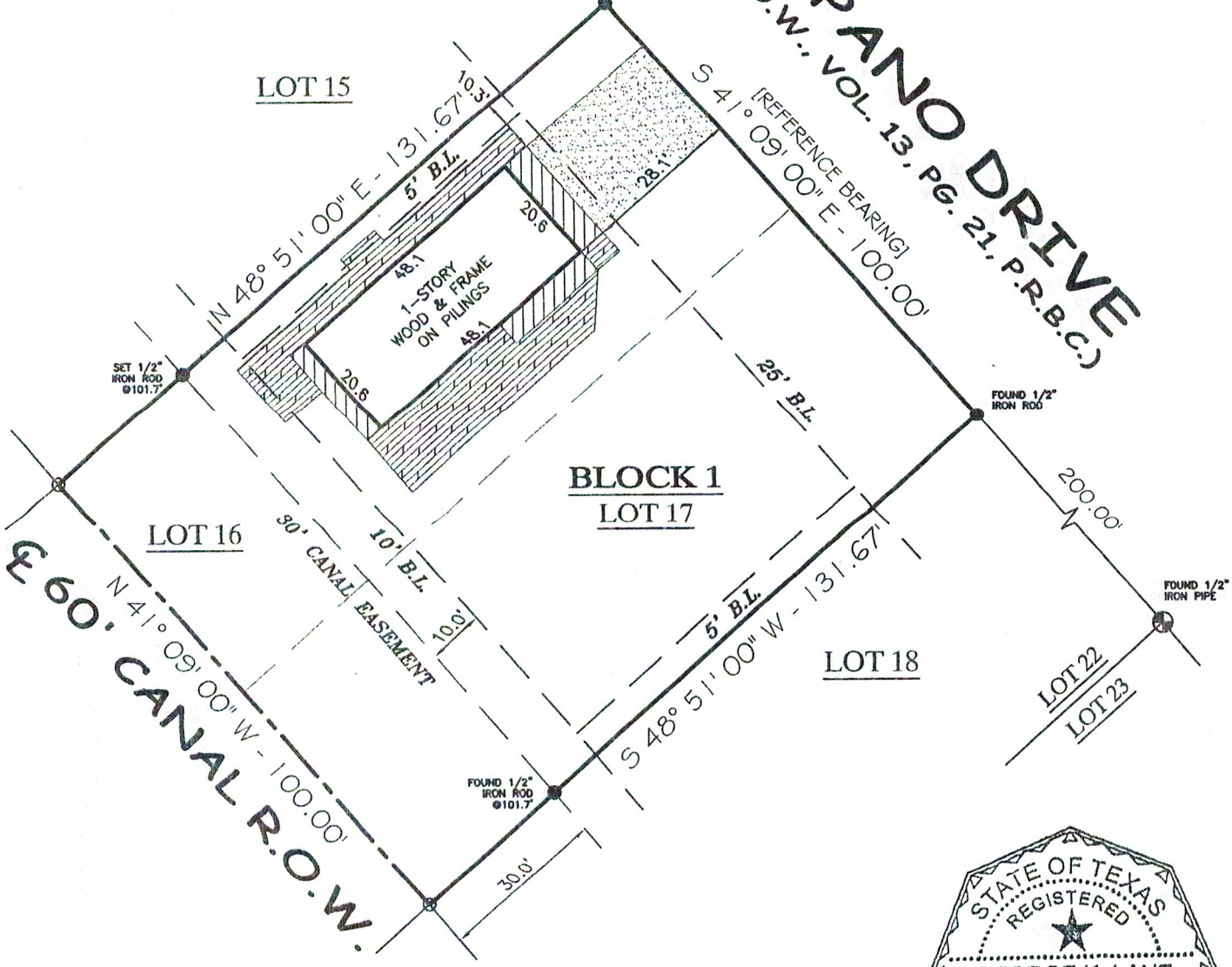

STATE OF TEXAS
REGISTERED
GEORGE K. LANE
6086
PROFESSIONAL
LAND SURVEYOR

LOT 16 AND 17, BLOCK 1

KEY LARGO RESORT

COMMUNITY NO: 485458 PANEL NO: 0675 SUFFIX: I ZONE: VE BASE: 15' MAP REVISED: 5/4/92

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.

NOTES:
1) SUBJECT TO R.O.W. PER COL. 72, PG. 305 & VOL. 74, PG. 291, D.R.B.C.
2) SUBJECT TO R.O.W. EASEMENT PER VOL. 864, PG. 953, D.R.B.C.
3) SUBJECT TO EASEMENT PER VOL. 821, PG. 639, D.R.B.C. AND RATIFIED IN VOL. 844, PG. 343, D.R.B.C.
4) EASEMENT GRANTED TO HL&P PER VOL. 1044, PG. 281 D.R.B.C.
5) BUILDING LINES PER PLAT AND CCFN: 2001-048478, O.R.B.C.
6) BEARINGS BASED ON THE NORTHEAST LINE OF LOTS 12 THRU 22, BEING S 41° 09' 00" 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. 67652-GAT81 DATED: 09/28/2018

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:
707 POMPANO DRIVE NEAR THE VILLAGE OF SURFSIDE, TEXAS .
Lots Sixteen (16) and Seventeen (17), in Block One (1), of Key Largo Resort, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 13, Pages 21-22 of the Plat Records of Brazoria County, Texas.

Borrower(s):
JEFFREY M. SZOSTAK
HEATHER A. SZOSTAK

Drawn by: CRB
Job No.: 2018-0903
Request: GREAT AMERICAN
Book No: PP138
Scale: 1" = 30'
Date: 10/16/2018

LEGEND

GRAVEL
COVERED
WOOD DECK
CHAIN-LINK
— X — WOOD FENCE
BULKHEAD
CONTROLLING MONUMENT
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