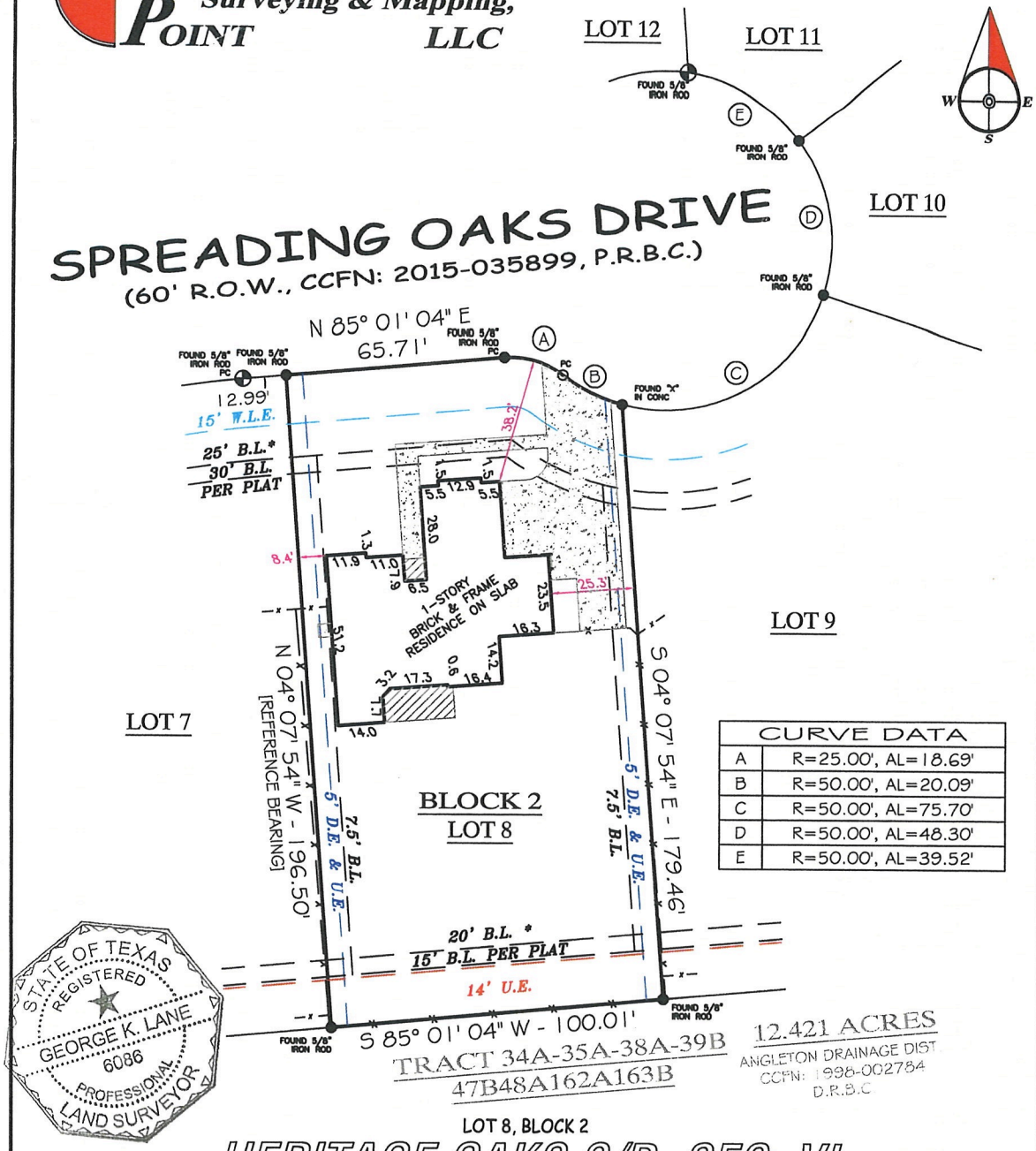
PIN POINT Surveying & Mapping, LLC

FIRM REGISTRATION NO. 10156700

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



CURVE DATA	
A	R=25.00', AL=18.69'
B	R=50.00', AL=20.09'
C	R=50.00', AL=75.70'
D	R=50.00', AL=48.30'
E	R=50.00', AL=39.52'

12.421 ACRES
ANGLETON DRAINAGE DIST
CCFN: 1998-002784
D.R.B.C

TRACT 34A-35A-38A-39B
47B48A162A163B

LOT 8, BLOCK 2

HERITAGE OAKS S/D, SEC. VI

COMMUNITY NO: 485458 PANEL NO: 0440 SUFFIX: H ZONE: X BASE: N/A MAP REVISED: 06/05/89

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: ANGLETON
1) EASEMENTS AND RESTRICTIONS PER PLAT & SUBDIVISION DEVELOPER*.
2) ALL BEARINGS BASED ON THE COMMON LINE OF LOTS 7 & 8, BEING N 04° 07' 54" W.
3) *DEVELOPER (CHRIS PELTIER) HAS BEEN ALLOWING AND ENFORCING THE FRONT SETBACK LINE TO BE 25' FROM FRONT LINE AND A 20' B.L. FROM REAR OF PROPERTY.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: FIDELITY NATIONAL TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. FAH20003107A DATED: 03/15/2020

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: FIDELITY NATIONAL TITLE
This is to certify that I have made an on the ground survey of the property located at:
883 SPREADING OAKS DRIVE IN THE CITY OF ANGLETON, TEXAS.
Lot 8, in Block Two (2), of Heritage Oaks Subdivision, Section Six (6), a Subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Brazoria County Clerk's File No. 2015-035899.

Borrower(s): NORBERT SANCHEZ
ERICA SANCHEZ

Drawn by: CRB/GKL
Job No.: 2020-0267
Request: FIDELITY
Book No: PP150
Scale: 1" = 40'
Date: 04/01/2020

LEGEND

ASPHALT
COVERED
CONCRETE
CHAIN-LINK
WOOD FENCE
IRON FENCE
U.E.
A.E.
CONTROLLING MONUMENT
CORNER
S.S.E. SANITARY SEWER EASEMENT
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
W.L.E. WATERLINE ESMN'T

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