

3.2195 ACRES (DIVISION 17)

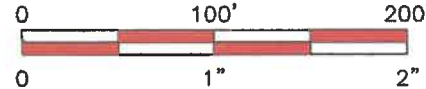
**S.F. AUSTIN 7-1/3 LEAGUES GRANT, A-20**



PREPARED EXCLUSIVELY FOR: STEWART TITLE  
This is to certify that I have made an on the ground survey of the property located at:  
714 COUNTY ROAD 486, (AKA FUTCH ROAD) NEAR THE VILLAGE OF JONES CREEK, TEXAS.  
Being a 3.2195 acre tract of land situated in the S.F. Austin 7-1/3 Leagues Grant, Abstract 20,  
Division No. 17, in Brazoria County, Texas and being more fully described by metes and bounds  
attached hereto.

Borrower(s): MATINUS NOOREN

COMMUNITY NO: 485458 PANEL NO: 0755 SUFFIX: H ZONE: X BASE: N/A MAP REVISED: 6/5/89



Drawn by: FJS  
Job No.: 2014-0955  
Request: STEWART TITLE  
Book No.: 14PPO74  
Scale: 1"=100'  
Date: 09/08/2014

LEGEND	
	GRAVEL
	COVERED
	CONCRETE
	CHAIN-LINK
	WIRE FENCE
	IRON FENCE
	OVERHEAD POWER
	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
	POWER POLE

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.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY 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. 1403938700 DATED: 08/03/2014

NOTES:  
1) R.O.W. EASEMENT PER VOL. 513, PG. 50, D.R.B.C., CONGRUENT WITH COUNTY ROAD 486 AS SHOWN ABOVE.  
2) EASEMENT PER VOL. 1250, PG. 39, D.R.B.C. IS ALONG WEST LINE, AS SHOWN.

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.

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