1106 Wentworth Drive Lot 54, in Block 2, FINAL PLAT OF SOUTHDOWN, SECTION THREE, a Subdivision in Brazoria County, Texas, according to the Map of Plat thereof recorded in Volume 17, Page 153 through 154 of the Map and/or Plat Records of Brazoria County, Texas. Orchard LEGEND O 1/2" ROD FOUND 1/2" ROD SET 1" PIPE FOUND "X" FOUND/SET "X" FOUND/SET **⊗** 5/8" ROD FOUND POINT FOR CORNER FENCE POST FOR CORNER CM CONTROLLING MONUMENT AIR CONDITIONER POOL EQUIPMENT LOT LOT LOT TRANSFORMER PAD 12 13 TE 14 POST FOR WITNESS S₁72°36'15" W 0.52' 1.9, 0.0, COLUMN FIRE N 00° 35'23" W POWER POLE **UNDERGROUND** ELECTRIC METAL SHED OVERHEAD ELECTRIC NO FOUNDATION œ ' <u>UTILIT</u>Y ESMT. TELE TELEPHONE PEDESTAL 5' UNOBSTRUCTED BL BUILDING LINE SERVICE AGREEMENT WOOD VOL. 1762, PG. 551 DECK AERIAL ESMT UNDERGROUND ELECTRIC AERIAL EASEMENT 3' DETACHED GARAGE OR OTHER OUTBUILDING BL C.F.NO. 84023521 92026769 3' DETACHED—GARAGE OR OTHER OUTBUILDING BL C.F.NO. 84023521 92026769 SSE SANITARY SEWER EASEMENT GAS METER 05 WATER METER 14.9 ഗ LIGHT POLE 5' BL C.F.NO 5' BL C.F.NO 14.9 UTILITY UE EASEMENT 92026769 ≥ OHP—OHP—OVERHEAD ELECTRIC POWER LOT 6.4' 4.7' ليا 54 LOT 37, OES-LOT 53 OVERHEAD ELECTRIC SERVICE ONE STORY 55 BRICK & FRAME -0-<u>δ</u> CHAIN LINK . 6 8 п WOOD FENCE 0.5' WIDE TYPICAL α 5.0'11.6' — П1-IRON FENCE 5' ESMT. C.F.NO. 84029743 19.9' BARBED WIRE 20' BL . П UNOBSTRUCTED AERIAL ESMT. DOUBLE SIDED WOOD FENCE 5/8" IRF FOR WITNESS <u>1</u>0'<u>UTIL</u>ITY ESMT. ີດ N/ 82°21'18" W 0.32 20. EDGE OF ASPHALT 240.0' TO THE NE CORNER OF LOT 58 EDGE OF GRAVEL 00°35'23" 60.00 CONCRETE (BASIS OF BEARINGS) COVERED AREA 2²10.64' ± 70 BRICK WENTWORTH DRIVE WELLINGTON ∇ STONE DRIVE 50' R.O.W. **EXCEPTIONS:** NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED. NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN /OL. 17, PGS. 153 THROUGH 154, CF# 84023520, 84023521, 92026769, 2004006907, 2011053416 FLOOD NOTE: According to the F.I.R.M. No. 48039C0030K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone. This survey is made in conjunction with the information provided by Orchard Title of Texas. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground. NOTE: APPARENT ENCROACHMENT INTO/OVER BUILDING SET BACK LINE Drawn By: ADL/Larry Scale: 1" = 20'Date: 03-15-2022 419 Century Plaza Dr., Ste. 210 Houston, TX 77073 P 281.443.9288 F 281.443.9224 Accepted by: GF No.: Purchaser TX-02-202207292 Date: Firm No. 10194280 Job No. 2204896 Purchaser www.cbgtxllc.com