

PREPARED FOR: CHARLES KISER

5.52 ACRES
(94)012312 FILE NO.
OFFICIAL RECORDS

4.47 ACRES
(97)040996 FILE NO.
OFFICIAL RECORDS

"B" 7.00 AC.
(91)V.928 P.818
OFFICIAL RECORDS

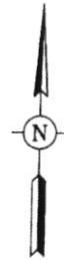
68-506 (M-456)

FROM THE OFFICE OF:
RANDY L. STROUD, P.E.
201 SOUTH VELASCO
ANGLETON, TEXAS 77515
979-849-3141

REFERENCE BEARING
S 89° 11' 19" W 305.65'

LOT 9
(10)005174 FILE NO.
OFFICIAL RECORDS

For this survey, a title commitment was not furnished to the surveyor. A title commitment might reveal additional easements in addition to those shown. A title commitment should be prepared and reviewed before any new construction begins on this tract.



LOT 10
1.48 AC.

LOT 11
2.20 AC.

R=60.00'
ch=S 19° 38' 02" W
57.43'

cR=N 80° 23' 52" W
93.75' R=60.00'

N 81° 02' 36" E 253.81'

LOT 12
(10)003109 FILE NO.
OFFICIAL RECORDS

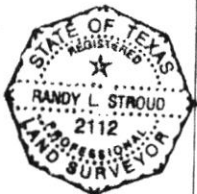
A PLAT OF LOTS 10 AND 11 OF COFFEE LAKE ESTATES, SECTION 1, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN CLERK'S FILE NO 2006-047168 OF THE PLAT RECORDS, BRAZORIA COUNTY, TEXAS.

SCALE: 1" = 50' 4T 26,011 11-23-10

I, RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR, ANGLETON, TEXAS, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A REPRESENTATION OF A FIELD SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN NOVEMBER, 2010 AND THAT ALL CORNERS SHOWN WERE EITHER FOUND OR ESTABLISHED BY ME.

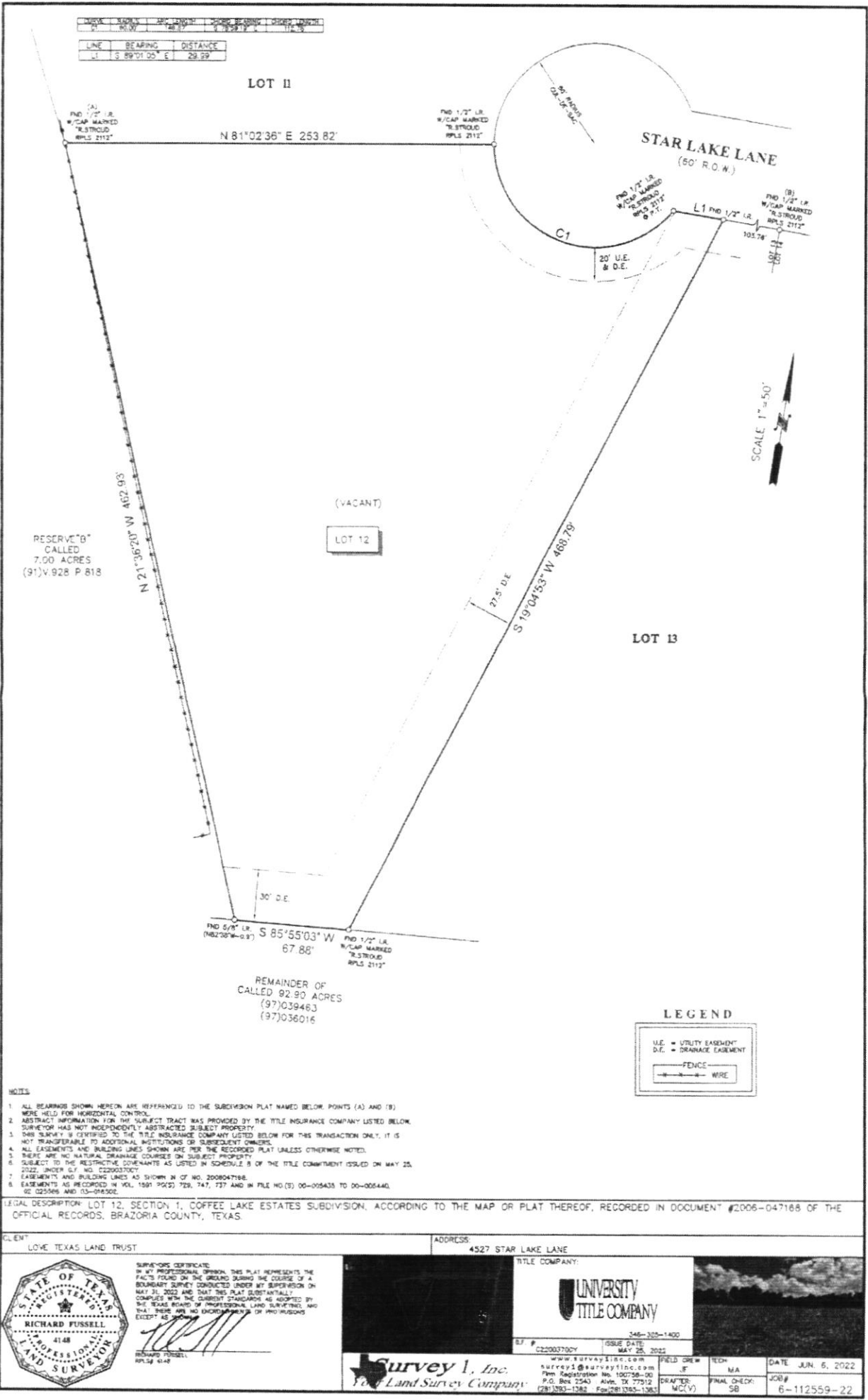
CERTIFIED CORRECT:

Randy L. Stroud
RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE #2112



Handwritten signature: X Dennis Vandy

Stacie Vaary



NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MAY 25, 2022 UNDER S.T. NO. C220037007.
7. EASEMENTS AND BUILDING LINES AS SHOWN IN OF NO. 2008047168.
8. EASEMENTS AS RECORDED IN VOL. 1591 PAGES 729, 747, 737 AND IN FILE NO (S) 00-005433 TO 00-005440, 02-025568 AND 03-094302.

LEGAL DESCRIPTION: LOT 12, SECTION 1, COFFEE LAKE ESTATES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT #2006-047168 OF THE OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS.

CLIENT: LOVE TEXAS LAND TRUST **ADDRESS:** 4527 STAR LAKE LANE

<p>RICHARD FUSSELL 4148 LAND SURVEYOR</p>	<p>SURVEYORS CERTIFICATE</p> <p>IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON MAY 31, 2022 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCUMBRANCES OR PROVISIONS EXCEPT AS SHOWN.</p> <p><i>[Signature]</i> RICHARD FUSSELL RFLS 4148</p>	<p>TITLE COMPANY:</p> <p>UNIVERSITY TITLE COMPANY</p> <p>346-300-1400 ISSUE DATE: MAY 25, 2022</p>	<p>FIELD CREW: JF</p> <p>TECH: MA</p> <p>DRAWN BY: MC(V)</p> <p>FINAL CHECK: SB</p> <p>DATE: JUN. 5, 2022</p> <p>JOB#: 6-112559-22</p>