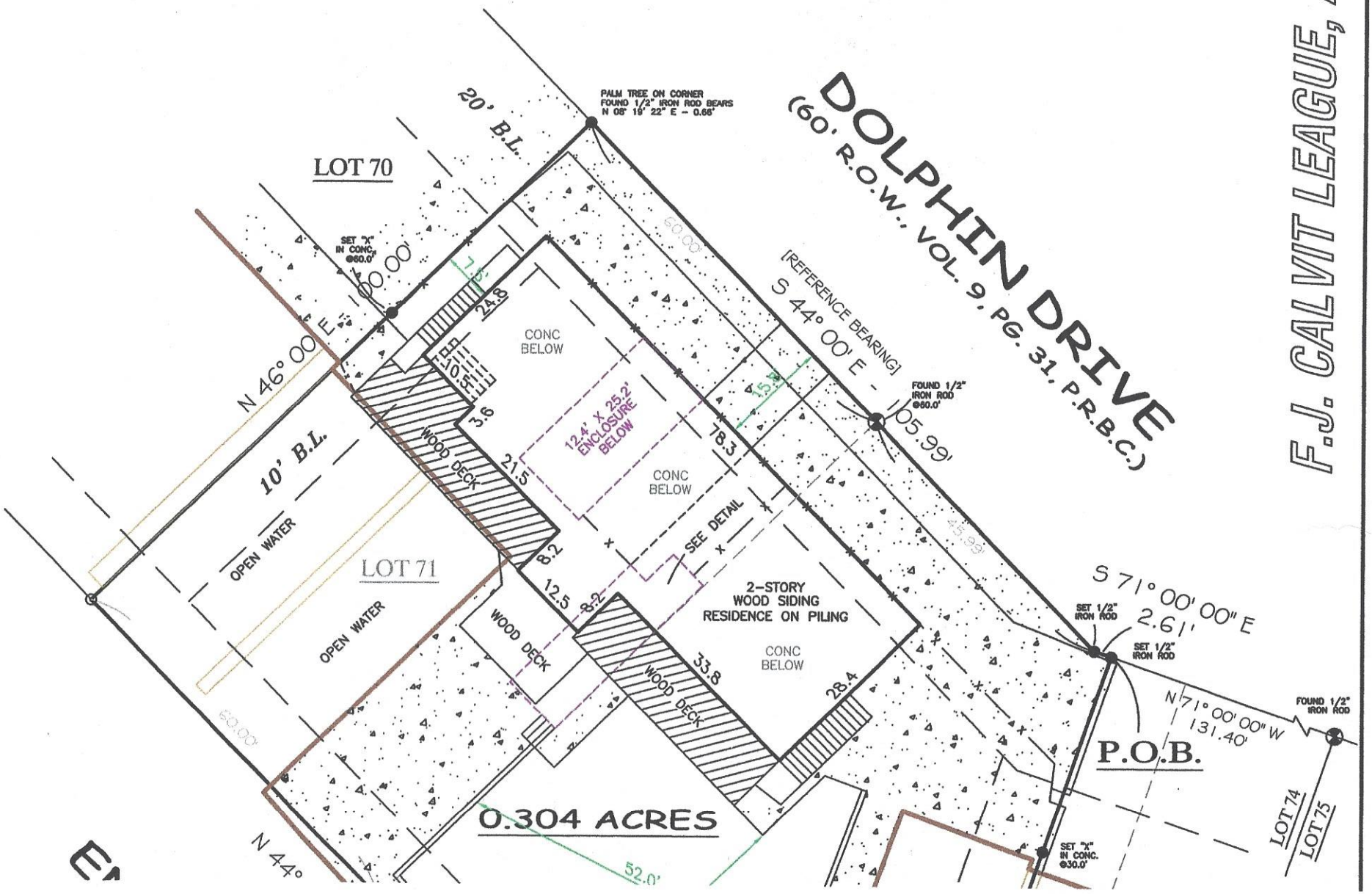
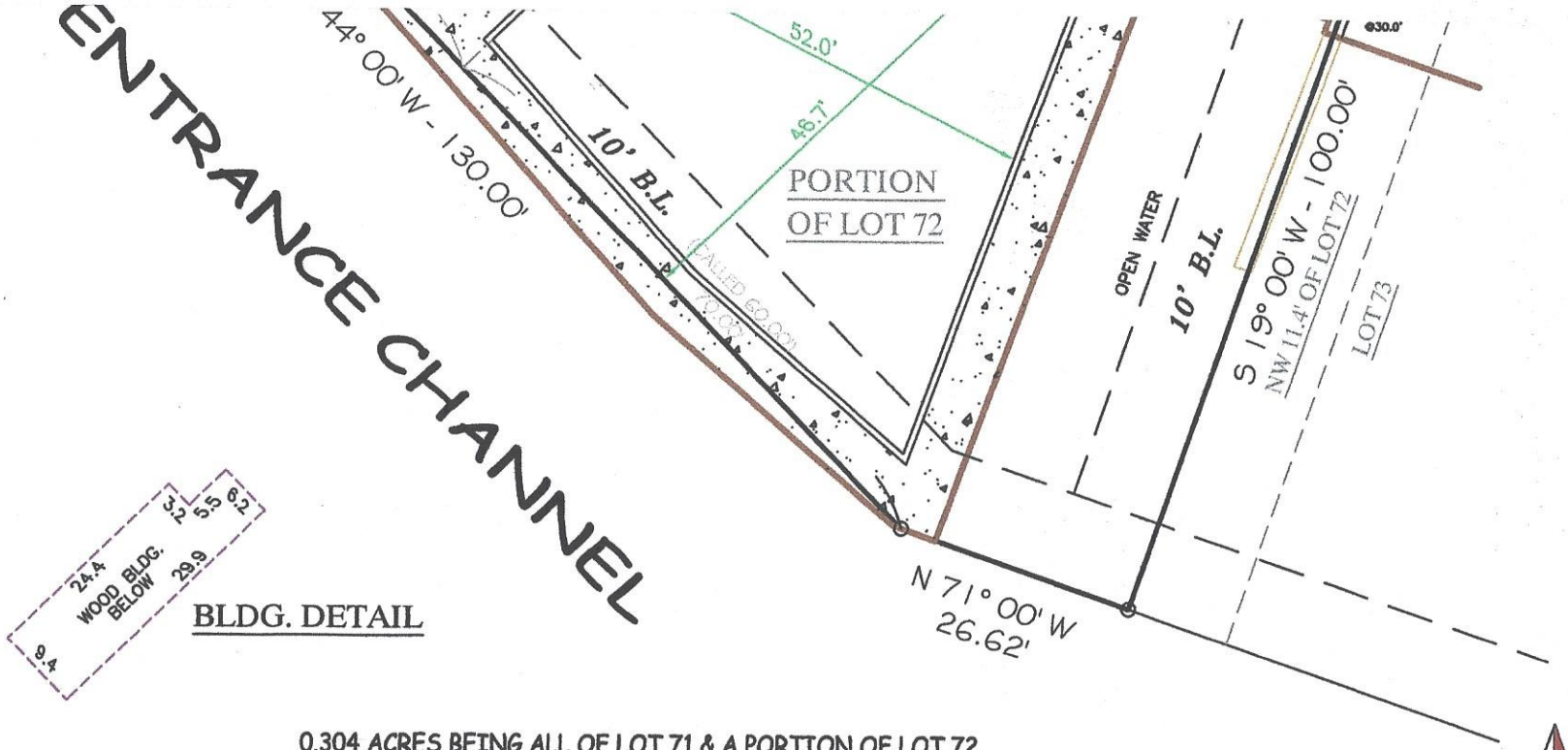
PIN POINT Surveying & Mapping, LLC

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





0.304 ACRES BEING ALL OF LOT 71 & A PORTION OF LOT 72

BRIDGE HARBOR S/D SEC. I

COMMUNITY NO: 485467 PANEL NO: 0785 SUFFIX: I ZONE: VE BASE: 12' MAP REVISED: 5/4/92

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:
1) BUILDING SETBACK LINES PER VOL. 826, PG. 348, D.R.B.C
2) RIGHT-OF-WAY FOR CONSTRUCTION AND MAINTENANCE FOR CANAL AND WATERWAY PER VOL. 294, PG. 217, D.R.B.C.
3) INTERIOR BUILDING LINES ALONG THE COMMON LINE OF LOTS 71 & 72 DO NOT APPLY IF BEING UTILIZED AS A SINGLE RESIDENCE.
4) RESIDENCE IS INSIDE FRONT BUILDING LINE & NORTHWEST 10' SIDE B.L., AS SHOWN.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY PROVIDED BY: STEWART TITLE, LJ
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 1203932242 DATED: 02/09/2012

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.

W E S

0 20' 40'
0 1" 2"

PREPARED EXCLUSIVELY FOR: STEWART TITLE, LJ
This is to certify that I have made an on the ground survey of the property located at:
71 DOLPHIN LANE NEAR THE CITY OF FREEPORT, TEXAS.
0.304 acre tract of land and being all of Lot 71 and a portion of Lot 72, of Bridge Harbor S/D, Section 1, recorded in Volume 9, Page 31 of the Plat Records of Brazoria County, Texas and all being situated in the F.J. Calvit Survey, Abstract 51, Brazoria County, Texas and being more fully described by metes and bounds attached hereto.

Borrower(s): JAMAICA BEACH ENTERPRISES, LLC

Drawn by: FJS
Job No.: 2012-0160
Request: JANICE G.
Book No: 11PP023
Scale: 1"=20'
Date: 02/28/2012

LEGEND

ASPHALT
COVERED
CONCRETE
WOOD FENCE
CHAIN-LINK
IRON FENCE
BULKHEAD
WOOD DOCK
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

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

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