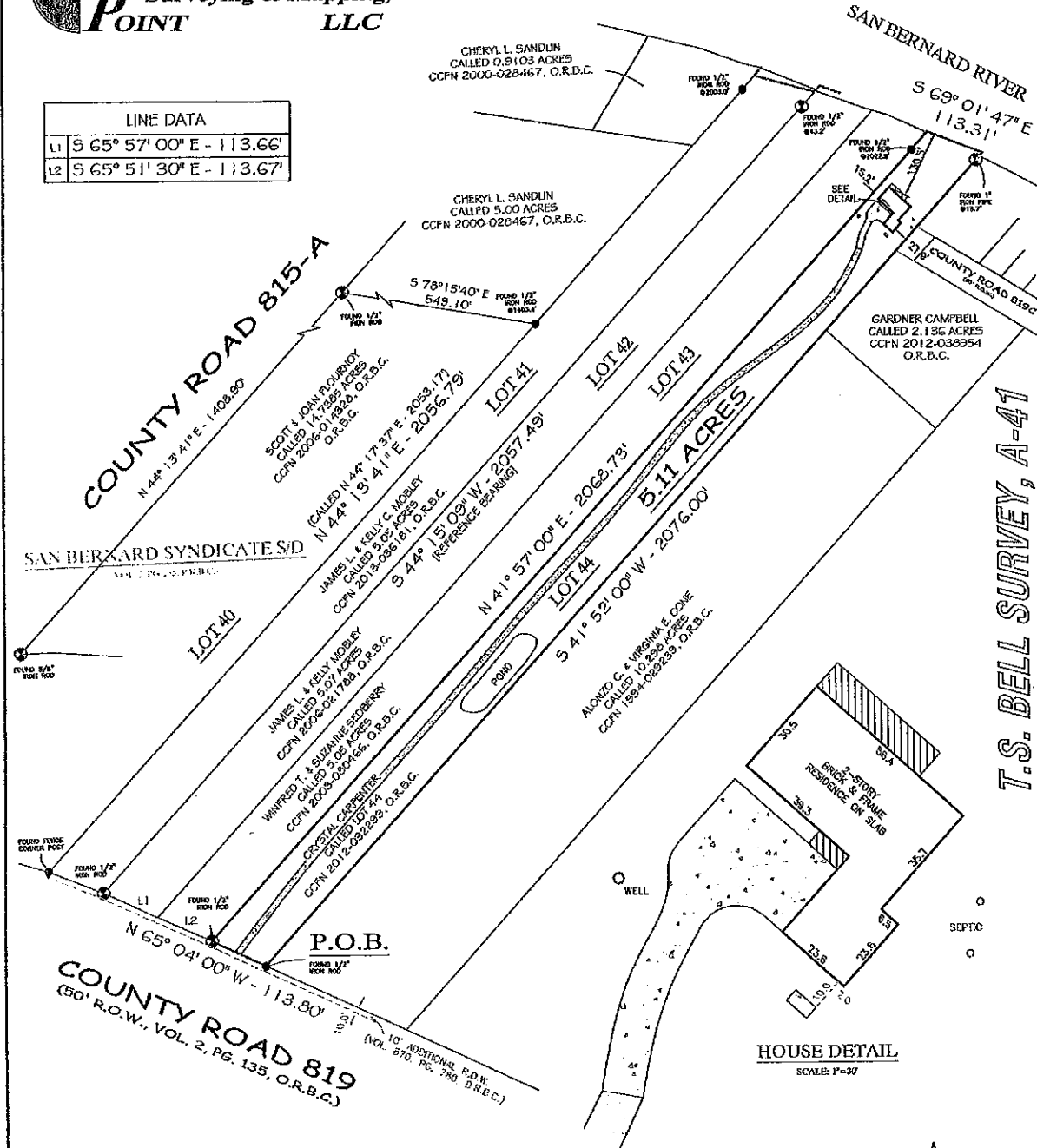




Surveying & Mapping, LLC

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

LINE DATA	
L1	S 65° 57' 00" E - 113.66'
L2	S 65° 51' 30" E - 113.67'



5.11 ACRES KNOWN AS LOT 44  
**SAN BERNARD SYNDICATE S/D**

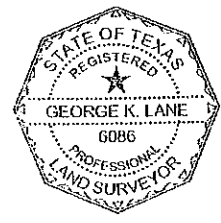
COMMUNITY NO: 485458 PARCEL NO: 0215 SURF. PL. ZONE: A1 BASE: 13.2' MAP REVISED: 6/5/09  
 I have consulted the 180-1111 Flood Hazard Boundary Map in the above described property and it is in a designated flood hazard area. The plat herein is a true, correct and accurate representation of the property 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 prohibitions, except as shown. 425' DEPTH CRITERION APPLIES.

NOTES:  
 1. BEARINGS BASED ON LOT 41 CALLED 5.05 ACRES PER CCFN 2011-035181, O.R.B.C.  
 2. 10' ADDITIONAL R.O.W. PER VOL. 870, PG. 780, O.R.B.C., AS SHOWN ABOVE.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: GREAT AMERICAN TITLE  
 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT, G.F. NO. 17765-6AT81 DATED: 02/01/2013

ALL BUILDING LINES, BASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUYER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: GREAT AMERICAN TITLE  
 This is to certify that I have made an on the ground survey of the property located at:  
4916 COUNTY ROAD 819 NEAR THE CITY OF BRAZORIA, TEXAS.  
 Being a 5.11 acre tract known as Lot 44, of San Bernard Syndicate Subdivision situated in the T.S. Bell Survey, Abstract 41, Brazoria County, Texas recorded in Volume 2, Page 135 of the Plat Records of Brazoria County, Texas, being more fully described by metes and bounds attached hereto.

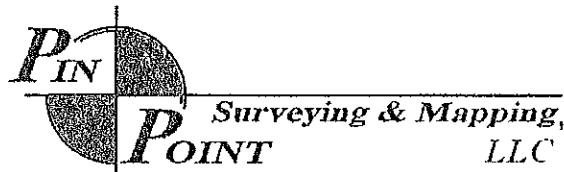


Borrower(s):  
CRYSTAL LYNN CARPENTER

Drawn by: FJS  
 Job No.: 2014-0096  
 Request: GREAT AMERICAN  
 Book No: 14FP059  
 Scale: 1"=200'  
 Date: 01/29/2014

LEGEND	
	ASPHALT
	WOOD FENCE
	COVERED
	CONCRETE
	CRASH-LINE
	IRON PIPE
	CONTROLLED MOUNTAIN
	U.L. UTILITY EASEMENT
	A.E. AERIAL EASEMENT
	B.L. BUILDING LINE
	R.O.W. RIGHT-OF-WAY
	I.P. IRON PIPE
	FND. FOUND

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



P.O. Box 3344 Lake Jackson, Tx 77586 (979) 299-3373 office (979) 299-3307 fax  
www.pinpointssurvey.com -- pinpointssurvey@sbcglobal.net

5.11 Acres  
Known as Lot 44, San Bernard Syndicate S/D  
Thomas B. Bell League, Abstract No. 41  
Brazoria County, Texas

Being a 5.11 acre tract of land known as Lot 44, San Bernard Syndicate, Subdivision situated in the Thomas B. Bell League, Abstract No. 41, Brazoria County, Texas, recorded in Volume 2, Page 135 of the Plat Records of Brazoria County, Texas, being the same tract conveyed to Crystal Carpenter recorded in County Clerk's File No. 2012-032299 of the Brazoria County, Texas and being more fully described by metes and bounds as follows: (All bearings based on the Southwest line of a called 5.05 acre tract known as Lot 41 conveyed to James L. and Kelly C. Mobley recorded in County Clerk's File No. 2013-036181 of the Official Records of Brazoria County, Texas- being South 44° 15' 09" West.)


**BEGINNING** at a ½" iron rod found in the North right-of-way line of an additional 10' granted to Brazoria County recorded in Volume 870, Page 780 of the Deed Records of Brazoria County; Texas, adjacent to County Road 819 (50' R.O.W., Vol. 2, Pg. 135, P.R.B.C.) for the West corner of a called 10.298 acre tract conveyed to Alonzo C. and Virginia E. Cone recorded in County Clerk's File No. 1994-029239 of the Official Records of Brazoria County, Texas and being the South corner and **TRUE PLACE OF BEGINNING** of the herein described tract;

**THENCE** North 65° 04' 00" West – 113.80 feet along the Northeast R.O.W. of said 10' addition to County Road 819 to a ½" iron rod found for the South corner of a called 5.05 acre tract known as Lot 43 conveyed to Winfred T. and Suzanne Sedberry recorded in County Clerk's File No. 2003-080466 of the Official Records of Brazoria County, Texas and the West corner of the herein described tract, said iron rod bears South 65° 57' 00" East – 113.66 feet and South 65° 51' 30" East – 113.67 feet from a ½" iron rod found in the Northeast R.O.W. of said 10' addition to County Road 819 for the common corner of Lots 41 and 42;

**THENCE** North 41° 57' 00" East along the common line of Lots 43 and 44 at 2022.8 feet pass a ½" iron rod found on-line and continuing for a total distance of 2068.73 feet to a point along the Southwest water's edge of the San Bernard River for the North corner of the herein described tract;

**THENCE** South 69° 01' 47" East – 113.31 feet along the Southwest water's edge of the San Bernard River to a point for the East corner of the herein described tract;

**THENCE** South 41° 52' 00" West, along the Northwest line of a called 2.136 acre tract conveyed to Gardner Campbell recorded in County Clerk's File No. 2012-038954 of the Official Records of Brazoria County, Texas and the 10.298 acre tract at 18.7 feet pass a 1-inch iron pipe found on-line and continuing for a total distance of – 2076.00 feet to the **PLACE OF BEGINNING** and containing 5.11 acres of land, more or less. *This description is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane, RPLS No. 6086 on January 29<sup>th</sup>, 2014.*

  
George K. Lane, R.P.L.S.  
Registered Professional Land Surveyor No. 6086  
P.O. Box 3344 Lake Jackson, Tx 77566  
(979) 299-3373 – phone (979) 299-3307 -- fax  
pinpointssurvey@sbcglobal.net -- email



# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1680-0008  
 Expiration Date: July 31, 2015

## SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <b>CRYSTAL LYNN CARPENTER</b>		FOR INSURANCE COMPANY USE	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <b>4916 COUNTY ROAD 819</b>		Policy Number:	
City <b>BRAZORIA</b>	State <b>TX</b>	Company/NAIC Number:	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <b>5.11 ACRES BEING LOT 44 SAN BERNARD SYNDACATE S/D</b>			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <b>RESIDENTIAL</b>			
A5. Latitude/Longitude: Lat. <b>28-57-45.0</b> Long. <b>095-33-20.2</b>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.			
A7. Building Diagram Number <b>1B</b>			
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:	
a) Square footage of crawlspace or enclosure(s) <b>N/A</b> sq ft	a) Square footage of attached garage <b>557</b> sq ft		
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <b>N/A</b>	b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <b>0</b>		
c) Total net area of flood openings in A8.b <b>N/A</b> sq in	c) Total net area of flood openings in A9.b <b>0</b> sq in		
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <b>UNINCORPORATED AREAS 485458</b>		B2. County Name <b>BRAZORIA</b>		B3. State <b>TEXAS</b>	
B4. Map/Panel Number <b>0735</b>	B5. Suffix <b>H</b>	B6. FIRM Index Date <b>6-5-89</b>	B7. FIRM Panel Effective/Revised Date <b>6-5-89</b>	B8. Flood Zone(s) <b>AE</b>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <b>13.2' SEE PG. 2</b>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.  
 Benchmark Utilized: **OPUS SOLUTION** Vertical Datum: **NAVD 88**  
 Indicate elevation datum used for the elevations in items a) through h) below.  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_  
 Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<b>15.3</b>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	<b>N/A</b>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<b>N/A</b>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	<b>14.6</b>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<b>14.8</b>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<b>14.6</b>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<b>12.9</b>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<b>13.8</b>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

Check here if attachments.

Certifier's Name <b>GEORGE K. LANE</b>		License Number <b>6086</b>	
Title <b>RPLS</b>	Company Name <b>PINPOINT SURVEYING &amp; MAPPING, LLC</b>		
Address <b>PO BOX 3344</b>	City <b>LAKE JACKSON</b>	State <b>TX</b>	ZIP Code <b>77566</b>
Signature	Date <b>01/29/2014</b>	Telephone <b>(979) 299-3373</b>	



**ELEVATION CERTIFICATE, page 2**

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>		<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4916 COUNTY ROAD 819		Policy Number:
City BRAZORIA	State TX ZIP Code 77422	Company NAIC Number:

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments SET 60D NAIL IN POWER POLE ON SUBJECT TRACT @ 14.0 FEET ABOVE MEAN SEA LEVEL.  
\*2.5' DEPTH CRITERION APPLIES.

Signature

Date 01/29/2014

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).  
 a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.  
 b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments \_\_\_\_\_

Check here if attachments.

**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for:  New Construction  Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_
- G10. Community's design flood elevation: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_

Local Official's Name \_\_\_\_\_ Title \_\_\_\_\_

Community Name \_\_\_\_\_ Telephone \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

Check here if attachments.

# Building Photographs

See Instructions for Item A6.

**IMPORTANT:** In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
4916 COUNTY ROAD 819

Policy Number:

City BRAZORIA

State TX

ZIP Code 77422

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



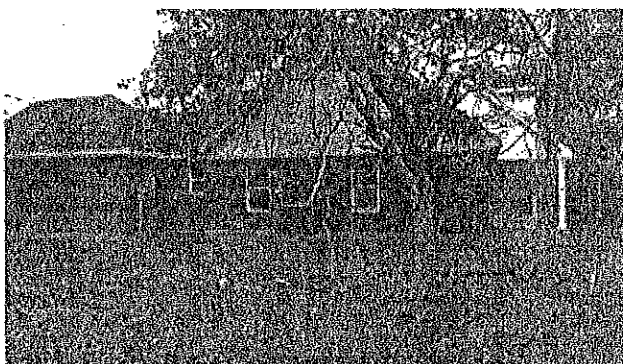
FRONT VIEW



REAR VIEW



SIDE VIEW 1



SIDE VIEW 2