

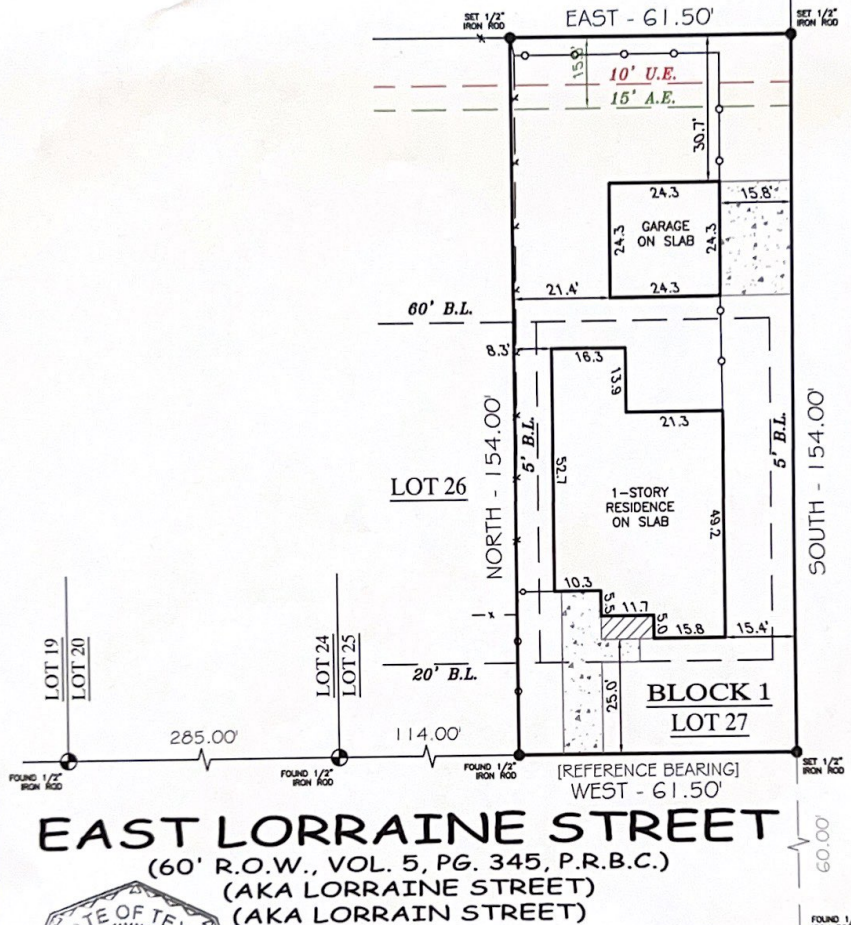


FIRM REGISTRATION NO. 10156700

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

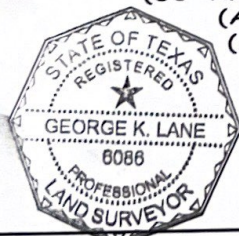
Surveying & Mapping, LLC

J. DE J. VALDERAS
A0380, TRACT 121H
0.320 ACRES
MARY FRANCES DROITE
CCH: 2013-056473, D.R.B.C.



NORTH ROCK ISLAND STREET
(A.K.A. NORTH ROCKISLAND STREET)
(60' R.O.W., VOL. 5, PG. 345, P.R.B.C.)

EAST LORRAINE STREET
(60' R.O.W., VOL. 5, PG. 345, P.R.B.C.)
(AKA LORRAINE STREET)
(AKA LORRAIN STREET)



LOT 27, BLOCK 1
K & S PLAZA ADDITION

COMMUNITY NO: 480084 PANEL NO: 0445, SUPPLX: K, ZONE: X, BASE: N/A, MAP REVISED: 12/30/20

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:

PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY), INCLUDING THOSE IN THE CITY OF: ANGLETON.

- 1) BUILDING SET-BACK LINES AND EASEMENTS PER PLAT AND VOL. 537, PG. 59 & VOL. 541, PG. 574 D.R.B.C.
- 2) REFERENCE BEARING BASED ON THE SOUTH LINE OF BLOCK 1, BEING - WEST.

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. 1921601 DATED: 01/08/2023.

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.

PREPARED EXCLUSIVELY FOR: GREAT AMERICAN TITLE. This is to certify that I have made an on the ground survey of the property located at: 749 EAST LORRAINE STREET (AKA LORRAIN STREET) IN THE CITY OF ANGLETON, TEXAS. Lot Twenty-seven (27), Block One (1), K & S Plaza Addition, a subdivision of Brazoria County, Texas, according to the map or plat thereof filed in Volume 5, Page 345, Plat Records, Brazoria County, Texas.

Borrower(s):

MARCAS ECKHARDT

Drawn by: SPP/ASMF
Job No.: 2023-0075
Request: GATCO
Book No: PP127
Scale: 1" = 30'
Date: 01/27/2023

LEGEND	
	WOOD
	CHADN-LINK
	WOOD FENCE
	IRON FENCE
	COVERED
	U.E.
	A.E.
	CONCRETE
	B.L.
	CONTROLLING MONUMENT
	CORNER
	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

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