



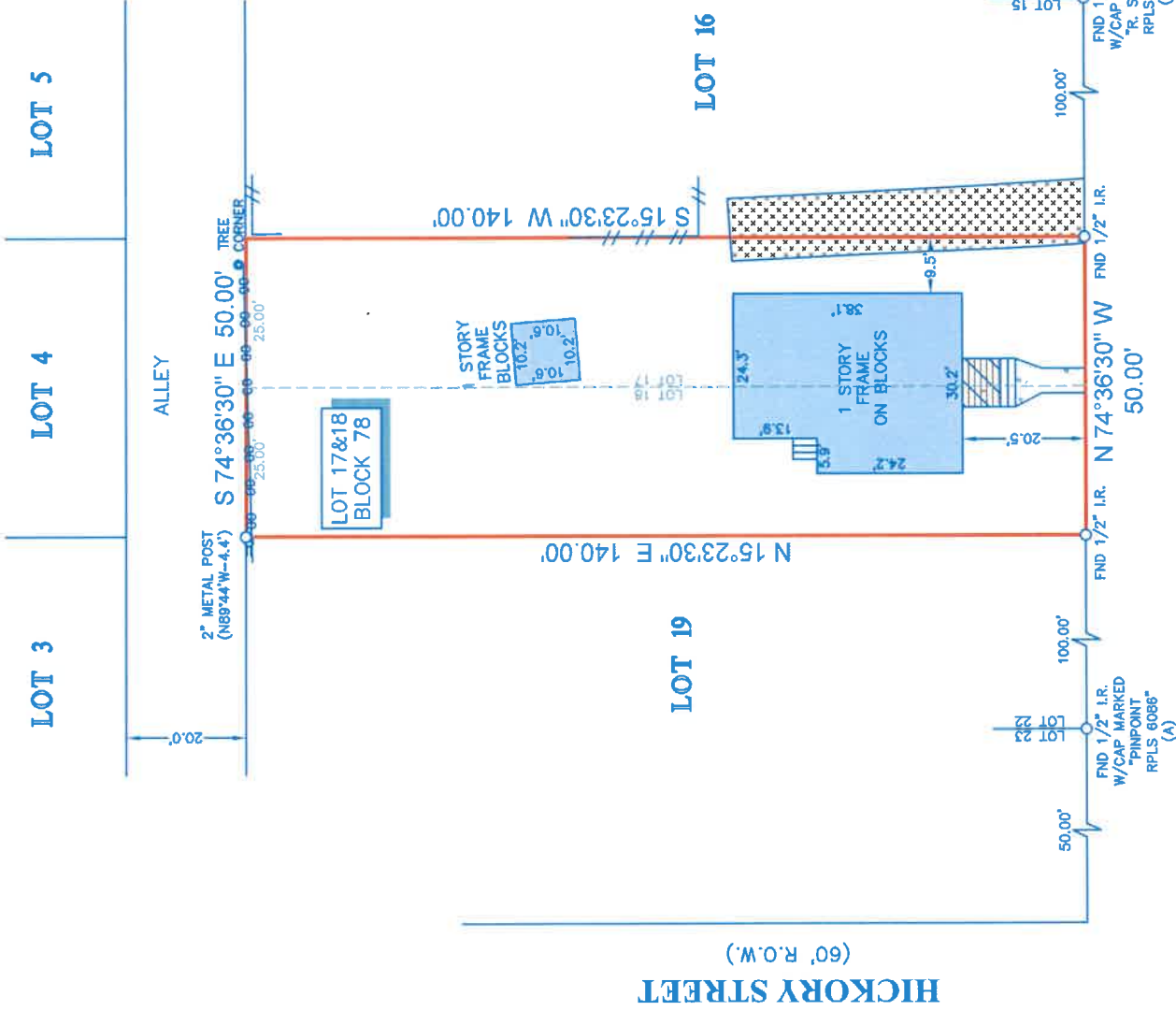
TITLE COMPANY:



Fidelity National Title
Insurance Company

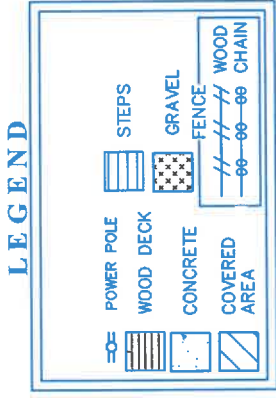
281-671-5560

G.F. # FTH-08-FAH23006529-SMP
ISSUE DATE: JUNE 14, 2023



HICKORY STREET
(60' R.O.W.)

WEST BROAD STREET
(80' R.O.W.)



NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: LOTS 17 AND 18, IN BLOCK 78, OF THE FREEPORT TOWNSITE, IN THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 95 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JULY 25, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
RPLS 4148

CLIENT: GOLD COAST EQUITY, LLC
ADDRESS: 518 WEST BROAD STREET

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: NC	TECH: RK
DRAFTER: MC(V)	FINAL CHECK: EF
DATE: JULY 31, 2023	JOB#
7-126106-23	