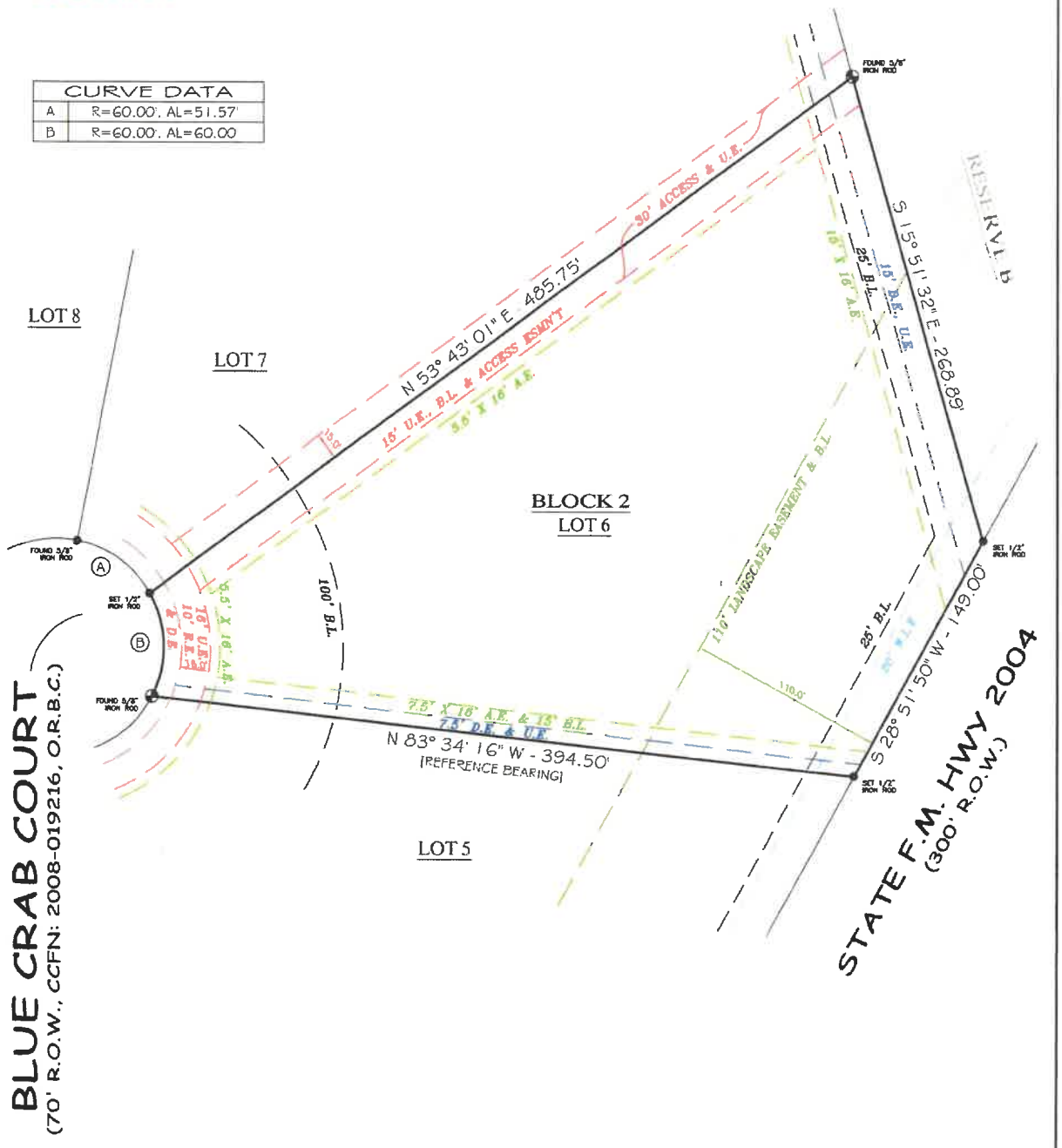
PIN POINT Surveying & Mapping LLC.
FIRM REGISTRATION NO. 10156700
P.O. BOX 3344, LAKE JACKSON, TEXAS, 77566 (979) 299-3373

CURVE DATA	
A	R=60.00', AL=51.57'
B	R=60.00', AL=60.00



LOT 6, BLOCK 2

OAKWOOD SHORES S/D

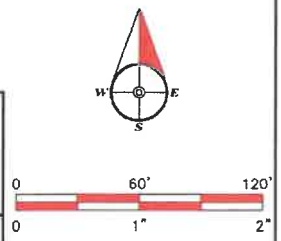
COMMUNITY NO. 485458 PANEL NO. 0610 SUFFIX K ZONE #AE BASE 12' MAP REVISED 12/30/20

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.

PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY,) INCLUDING THOSE IN THE CITY OF: RICHWOOD
1) BUILDING SETBACK LINES AND EASEMENTS PER PLAT AND CCFN: 2008-023001, O.R.B.C.
2) REFERENCE BEARING BASED ON THE COMMON LINE OF LOTS 5 AND 6, BEING – N 83° 34' 16" W.
3) CCFN: 2008-033199, O.R.B.C. IS CONGRUENT WITH UTILITY EASEMENTS SHOWN HEREON.

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. 120736-6ATB1 DATED: 02/02/2022

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:
32803 BLUE CRAB COURT IN THE CITY OF RICHWOOD, TEXAS
Lot 6, Block 2, Final Plat of OAKWOOD SHORES, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 2008-019216 of the Official Records of Brazoria County, Texas

Borrower(s):
REBECCA HERNANDEZ

Drawn by: KEM
Job No.: 2022-0170
Request: GATCO
Book No: PP0182
Scale: 1" = 60'
Date: 02/21/2022

LEGEND

GRAVEL
COVERED
CONCRETE
X WOOD FENCE
7.5' B.E. & U.E.
R.E. & D.E.
15' B.L. & 15' X 16' A.E.
LANDSCAPE EASEMENT
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
D.E. DRAINAGE E'SMNT
R.E. ROAD E'SMNT
W.L.E. WATER LINE E'SMNT

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

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