



L1	S 77° 01' 07" E - 22.69'
L2	N 14° 27' 43" E - 136.52'
L3	S 74° 44' 09" E - 116.91'
L4	S 15° 55' 21" W - 190.12'
L5	N 14° 24' 56" E - 60.32'
L6	S 75° 49' 59" E - 70.09'
L7	S 25° 53' 12" E - 22.49'
L8	S 14° 24' 56" W - 44.67'
L9	N 74° 46' 35" W - 84.64'
L10	N 14° 27' 43" E - 49.60'
L11	N 74° 55' 48" W - 51.84'
L12	N 14° 24' 56" E - 50.96'

TRACT I: 1.83 ACRES & TRACT II: 0.16 ACRES

J. H. BELL 1-1/2 LEAGUE GRANT, A-40

COMMUNITY NO: 480081 PANEL NO: 0395 SUFFIX: H. ZONE: X. DEPTH: N/A. MAP REVISED: 6/5/89
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 plot 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 plot; 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: W. COLUMBIA.
1. BEARINGS ARE BASED ON THE EAST LINE OF THE CALLED 1.7180 ACRE TRACT, BEING S 15° 55' 21" W.
2. ROAD EASEMENT PER VOL. 236, PG. 211, D.R.B.C., UNLOCKED.

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. 72475-GATB1 DATED: 04/04/2019

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:
317 WEST BRAZOS BOULEVARD AKA F.M. STATE HIGHWAY 1301 IN THE CITY OF W. COLUMBIA, TEXAS.
Tract I: Being a 1.83 acre tract & Tract II: Being a 0.16 acre tract of land situated in the J. H. Bell 1-1/2 League Grant, Abstract 40, Brazoria County, Texas and being more fully described by metes and bounds attached hereto.

Borrower(s): RICHARD A. CLARK

Drawn by: FJS
Job No.: 2019-0299
Request: GREAT AMERICAN
Book No: PP142
Scale: 1" = 100'
Date: 04/29/2019

LEGEND

- ASPHALT
- COVERED
- CONCRETE
- CHAIN-LINE
- WOOD FENCE
- IRON FENCE
- 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



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

