

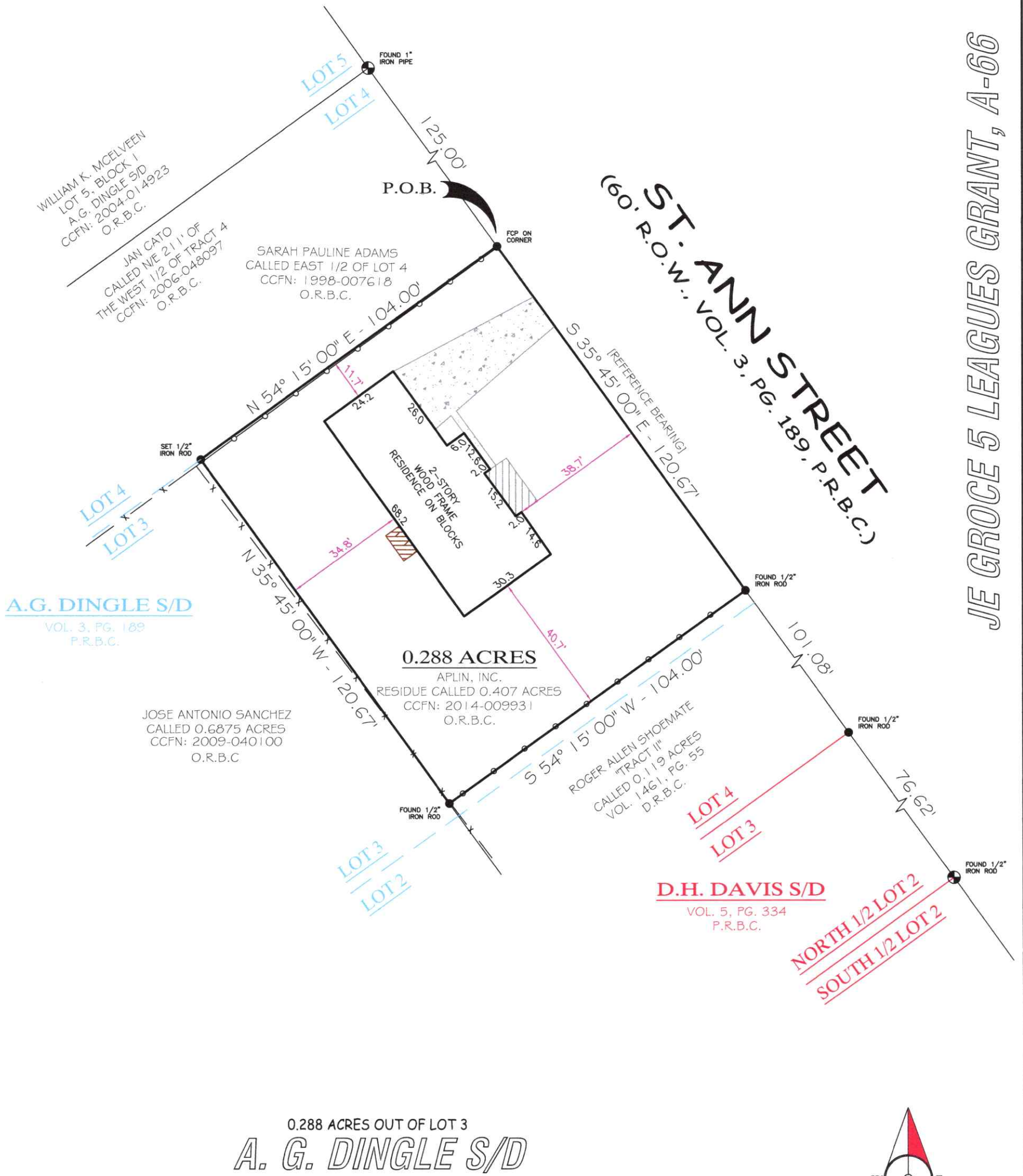


FIRM REGISTRATION NO. 10156700

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

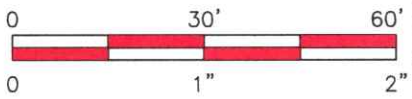
**Surveying & Mapping
LLC.**

JE GROCE 5 LEAGUES GRANT, A-66



COMMUNITY NO: 480068 PANEL NO: 0620 SUFFIX: 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.

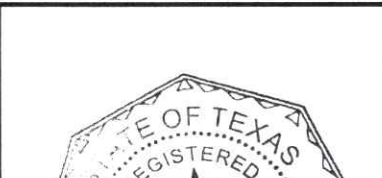
NOTES:
PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY), INCLUDING THOSE IN THE CITY OF: CLUTE
1) BEARINGS ARE BASED ON THE NORTHEAST LINE OF THE 0.288 ACRE TRACT, BEING - S 35° 45' 00" E.



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. 2022873 DATED: 05/18/2023

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:
720 ST ANNE STREET IN THE CITY OF CLUTE, TEXAS.
Being a 0.288 acre tract of land out of Lot 3 of Block 1, of the A.G. Dingle Subdivision, J.E. Groce 5 Leagues, Abstract 66 and being more fully described by metes and bounds attached hereto.



Borrower(s):
PREUSS BALLOU, LLC.;
JOSEPH RIGGS & TYLER HEDBERG

Drawn by: ASMF
Job No.: 2023-0555
Request: GATCO
Book No: PPO200
Scale: 1" = 30'
Date: 07/07/2023

LEGEND			
	GRAVEL		CHAIN-LINK
	COVERED		WOOD FENCE
	CONCRETE		IRON FENCE
	CONTROLLING MONUMENT		UTILITY EASEMENT
	AERIAL EASEMENT		BUILDING LINE
	RIGHT-OF-WAY		IRON ROD
	IRON PIPE		DRAINAGE EASEMENT

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