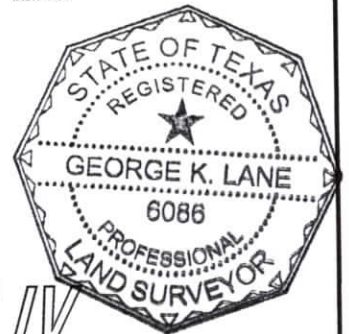
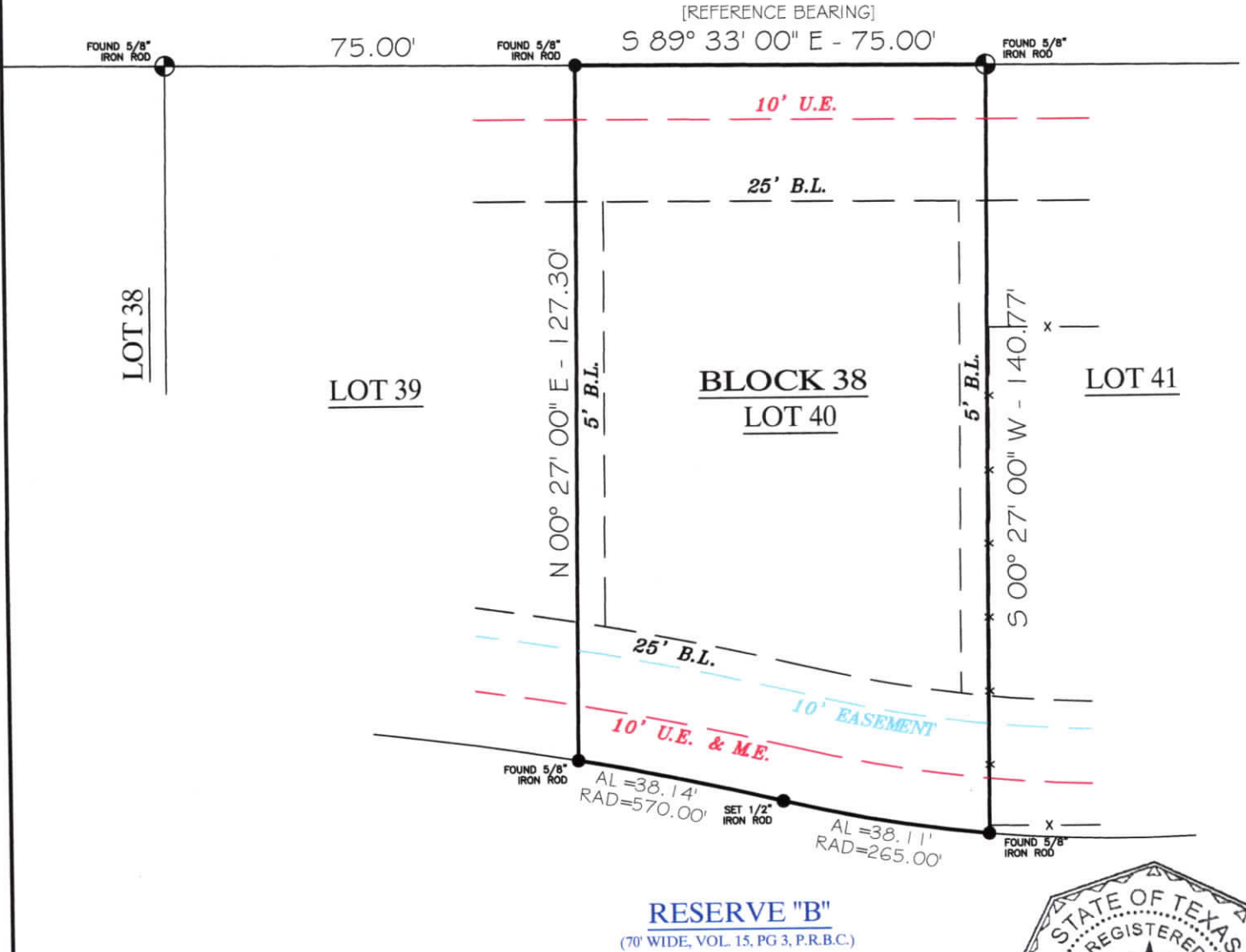




CRESTVIEW DRIVE
(60' R.O.W., VOL. 15, PG. 3, P.R.B.C.)



LOT 40, BLOCK 38
COLUMBIA LAKES, SECTION IV

COMMUNITY NO: 485458 PANEL NO: 0395 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:

- 1) BUILDING SET BACK LINES AND EASEMENTS PER PLAT AND VOL. 1128, PG. 911, D.R.B.C.
- 2) BEARINGS ARE BASED ON THE NORTH LINE OF LOT 38 THRU 40, BEING S 89° 33' 00" E.
- 3) 10' EASEMENT PER VOL. 1333, PG. 243, D.R.B.C.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: FIDELITY TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. FAH23000638 DATED: 01/18/2023

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: FIDELITY TITLE

This is to certify that I have made an on the ground survey of the property located at:
225 CRESTVIEW DRIVE NEAR THE CITY OF WEST COLUMBIA, TEXAS.
Lot Forty (40), in Block Thirty-Eight (38), COLUMBIA LAKES SUBDIVISION, SECTION FOUR (4), Brazoria County, Texas, according to map or plat thereof recorded in Volume 15, Page 3 of the Plat Records of Brazoria County, Texas.

Borrower(s):

UNSURPASSED INVESTMENTS, LLC.

Drawn by: ASMF
Job No.: 2023-0073
Request: P. RIVERA
Book No: PPO194
Scale: 1" = 30'
Date: 01/27/2023

LEGEND	
	ASPHALT
	COVERED
	CONCRETE
	CHAIN-LINK
	WOOD FENCE
	IRON FENCE
	U.E.
	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
	M.E. MAINTENANCE ESMN'T

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