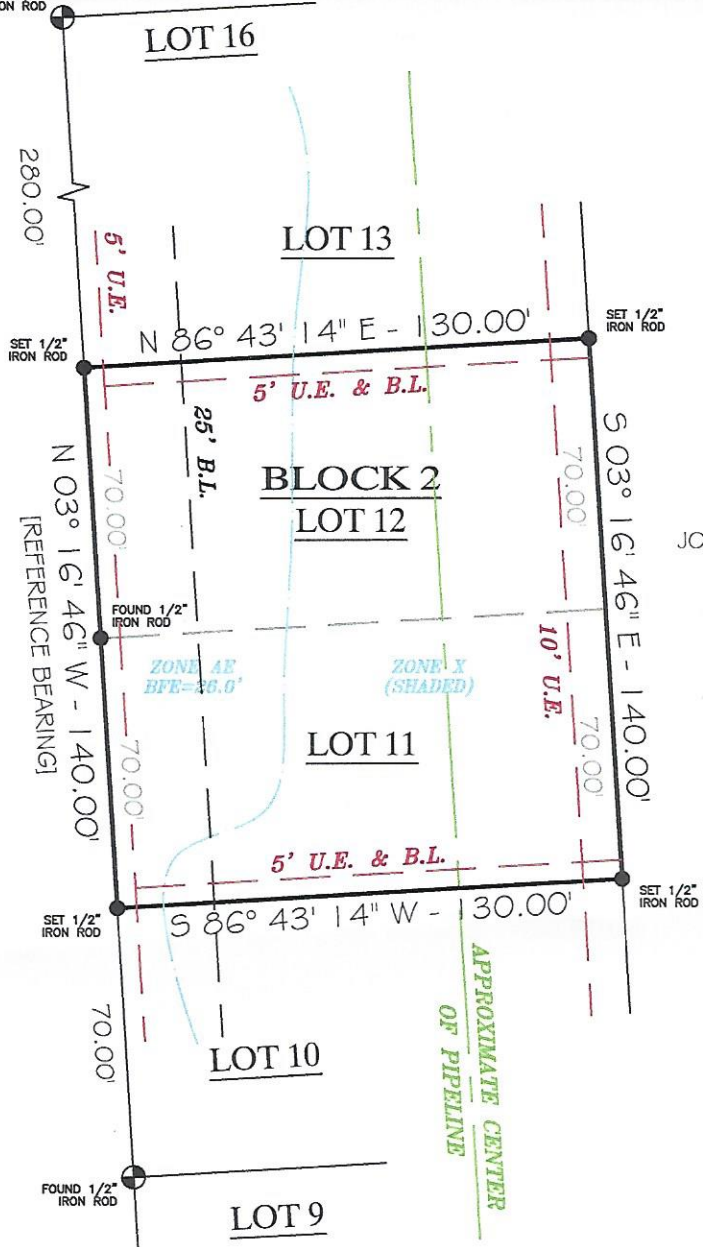
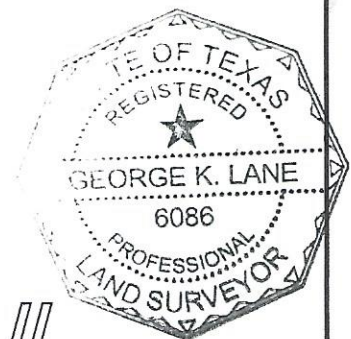


ELM DRIVE
 (A.K.A. COUNTY ROAD 825C)
 (60' R.O.W., VOL. 12, PG. 75, P.R.B.C.)



JONATHAN & SANDRA PORTER
 CALLED 37.681 ACRES
 CCFN: 2021-069256
 O.R.B.C.



LOTS 11 & 12, BLOCK 2
COLONY DE BERNARD, SEC. II

COMMUNITY NO: 485458 PANEL NO: 0560 SUFFIX: K ZONE: * BASE: 26' MAP REVISED: 12/30/20

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS/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. *ZONES AE & X (SHADED)

- NOTES:
- 1) BEARINGS BASED ON THE WEST LINE OF LOTS 10 THRU 16, BLOCK 2, BEING - N 03° 16' 46" W.
 - 2) EASEMENTS AND BUILDING LINES PER PLAT & VOL. 1029, PG. 212, D.R.B.C.
 - 3) INTERIOR BUILDING LINES DO NOT APPLY IF MULTIPLE LOTS ARE BEING UTILIZED AS A SINGLE RESIDENCE.
 - 4) SUBJECT TO EASEMENTS PER VOL. 425, PG. 405, D.R.B.C., VOL. 493, PG. 605, D.R.B.C & VOL. 1653, PG. 567, D.R.B.C., ALL PIPELINES FOUND ON THE GROUND ARE AS SHOWN ABOVE.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: STEWART TITLE
 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 1745575 DATED: 06/27/2022

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: STEWART TITLE
 This is to certify that I have made an on the ground survey of the property located at:
COUNTY ROAD 825C, (ELM DRIVE), NEAR THE CITY OF WEST COLUMBIA, TEXAS.
 Lots 11 and 12, Block 2, of Colony De Bernard, Section II, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 12, Page 75, of the Plat Records of Brazoria County, Texas.

Borrower(s): AMANDA L SALINAS

Drawn by: BWB
 Job No.: 2022-0748
 Request: STEWART TITLE
 Book No: PPO186
 Scale: 1" = 50'

LEGEND	
	ASPHALT
	COVERED
	U.E.
	B.L.
	FLOOD ZONE
	CONTROLLING MONUMENT
	CORNER
	U.E. UTILITY EASEMENT
	A.E. AERIAL EASEMENT
	B.L. BUILDING LINE
	R.O.W. RIGHT-OF-WAY