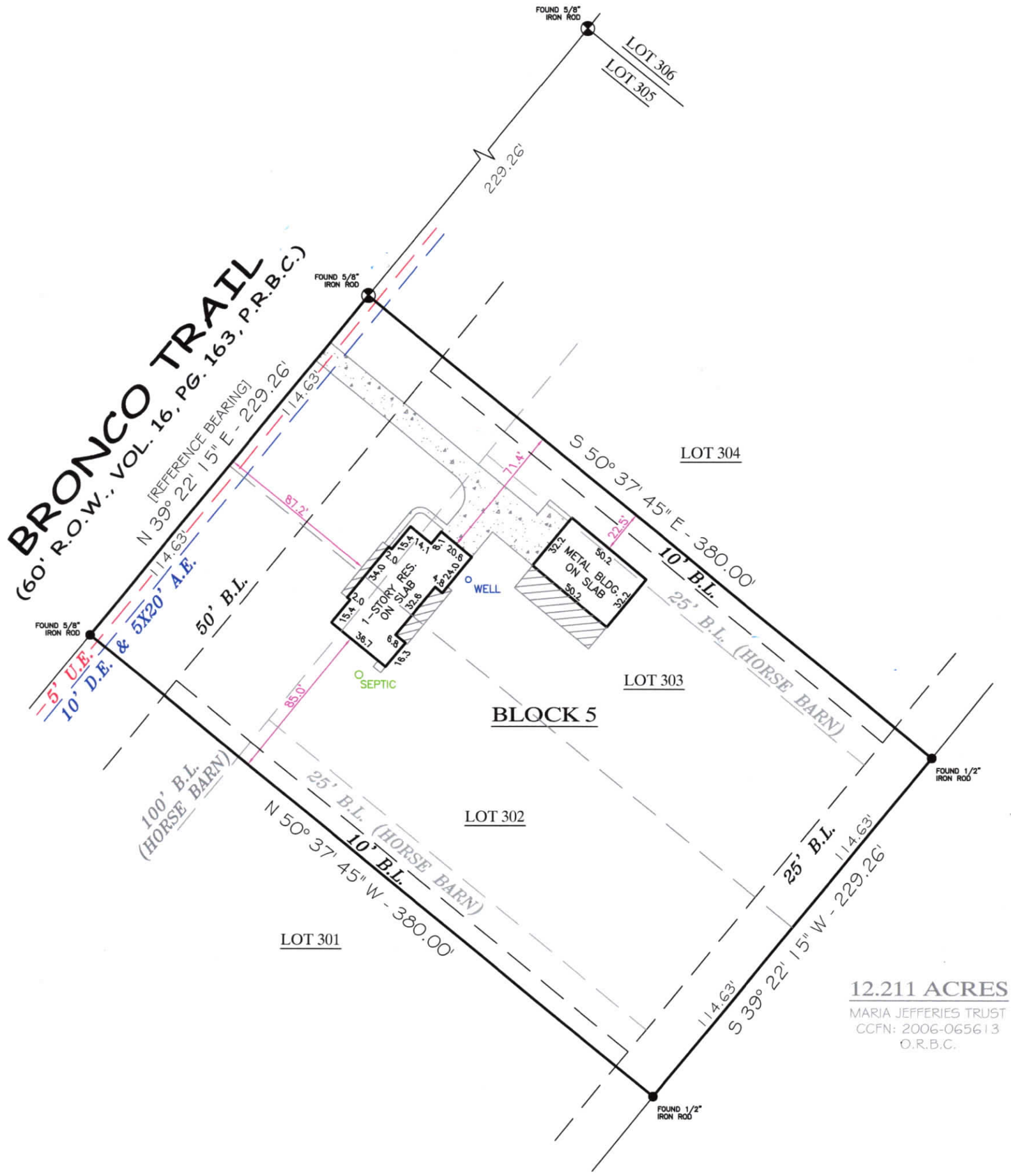
PIN POINT Surveying & Mapping, LLC
FIRM REGISTRATION NO. 10156700
P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373



12.211 ACRES
MARIA JEFFERIES TRUST
CCFN: 2006-065613
O.R.B.C.

LOTS 302 & 303, BLOCK 5

BAR X RANCH SEC, III

COMMUNITY NO: 485458 PANEL NO: 0585 SUFFIX: K ZONE: AE 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 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. * 3.0 Depth Criterion Applies.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: ALAMO TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. ATCH22122590 DATED: 08/16/2022

1) BUILDING LINES AND EASEMENTS PER PLAT AND VOL. 1564, PG. 577, D.R.B.C.
2) 25' SIDE B.L. PER PLAT AND 10' SIDE B.L. PER RESTRICTIONS. (INTERIOR BUILDING LINES DO NOT APPLY IF MULTIPLE LOTS ARE BEING UTILIZED AS A SINGLE RESIDENCE.)
3) REFERENCE BEARING BASED ON THE NORTHWEST LINE OF LOTS THRU , BEING - N 39° 22' 15" E.

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.

W E S

0 60' 120'
0 1" 2"

PREPARED EXCLUSIVELY FOR: ALAMO TITLE

This is to certify that I have made an on the ground survey of the property located at:
1407 BRONCO TRAIL NEAR THE CITY OF ANGLETON, TEXAS.
Lots Three Hundred Two (302), Three Hundred Three (303), in Block Five (5), BAR X RANCH, SECTION THREE, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 16, Page 163 of the Plat Records of Brazoria County, Texas.

Borrower(s): MATTHEW WAGNER
SHEILA WAGNER

Drawn by: SPP
Job No.: 2022-1003
Request: ALAMO TITLE
Book No: PP188
Scale: 1"=60'
Date: 09/20/2022

LEGEND

ASPHALT
COVERED
CONCRETE
WOOD FENCE
CHAIN-LINK
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
G.W.E. GUY WIRE ESMN'T

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

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