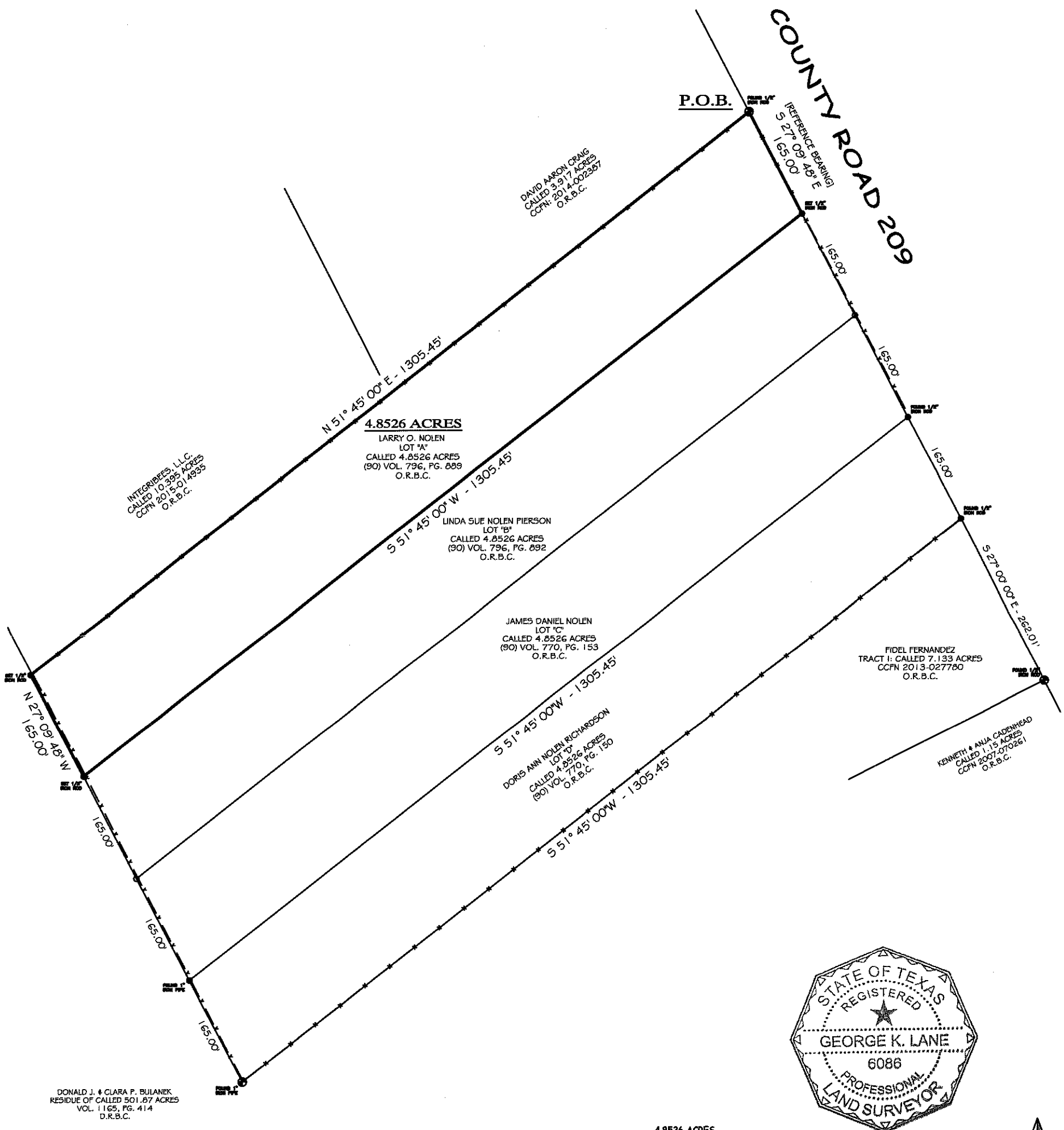
PIN POINT Surveying & Mapping, LLC
FIRM REGISTRATION NO. 10156700
P.O. BOX 3344, LAKE JACKSON, TEXAS, 77566 (979) 299-3373



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

4.8526 ACRES

HENRY AUSTIN LEAGUE, A-12

COMMUNITY NO: 485458 PANEL NO: 0425 SUFFIX: H ZONE: X DEPTH: N/A MAP REVISED: 6/5/00

I have consulted the FIRM-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, not back and distance from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

NOTE:
1) SUBJECT TO THE FOLLOWING BLANKET EASEMENT PER VOL. 1201, PG. 600 O.R.B.C., HOWEVER, THERE WERE NO VISIBLE SIGNS OF ANY PIPELINES CROSSING SUBJECT TRACT AT TIME OF SURVEY.
2) BEARINGS BASED ON THE NORTHERNST LINE OF CALLED 4.8526 ACRE TRACT BEING S 27° 09' 48" E.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: STEWART TITLE COMPANY
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 852663 DATED: 07/23/2020

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 COMPANY
This is to certify that I have made an on the ground survey of the property located at:
COUNTY ROAD 209 NEAR THE CITY OF DANBURY, TEXAS.
4.8526 acres tract of land situated in the Henry Austin Survey, Abstract No. 12, Brazoria County, Texas and being more fully described by metes and bounds attached hereto.

Client(s):
ANSON PIERCE McLELLAN
KRYSTAL MERCER McLELLAN

Drawn by: SPP/GKL
Job No.: 2020-0682
Request: STEWART TITLE
Book No: PP157
Scale: 1" = 100'
Date: 08/06/2020

LEGEND
ASPHALT
COVERED
CONCRETE
CHAIN-LINK
BARB FENCE
WOOD FENCE
U.E. UTILITY EASEMENT
A.E. AERIAL EASEMENT
B.L. BUILDING LINE
D.E. DRAINAGE EASEMENT
G.T.E. GUY TERM EASEMENT
R.O.W. RIGHT-OF-WAY
CONTROLLING MONUMENT
CORNER

0 100' 200'
0 1" 2"

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