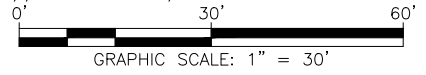


THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY; EFFECTIVE DATE: MAY 9, 2021, 8:00 AM; G.F. No. 062117102XX; ISSUED: MAY 20, 2021, 8:00 AM.

THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY BEYOND THE TITLE COMMITMENT LISTED HEREON.

NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY PLAT LIES WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS PER THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF ROSHARON, BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C 0020K, DATED DECEMBER 30, 2020. SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD). THIS FLOOD ZONE IDENTIFICATION IS THIS SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OF LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT [HTTP://WWW.FEMA.GOV/INDEX.SHTM](http://www.fema.gov/index.shtm).

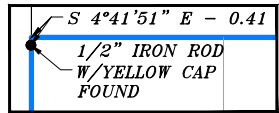


N 8°11'02" W
34.09' (R)
N 08°07'49" W
35.11' (M)

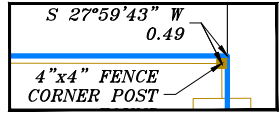
5/8" IRON ROD
W/YELLOW CAP
STAMPED "ALLPOINTS"
FOUND

1/2" IRON ROD
W/YELLOW CAP
FOUND

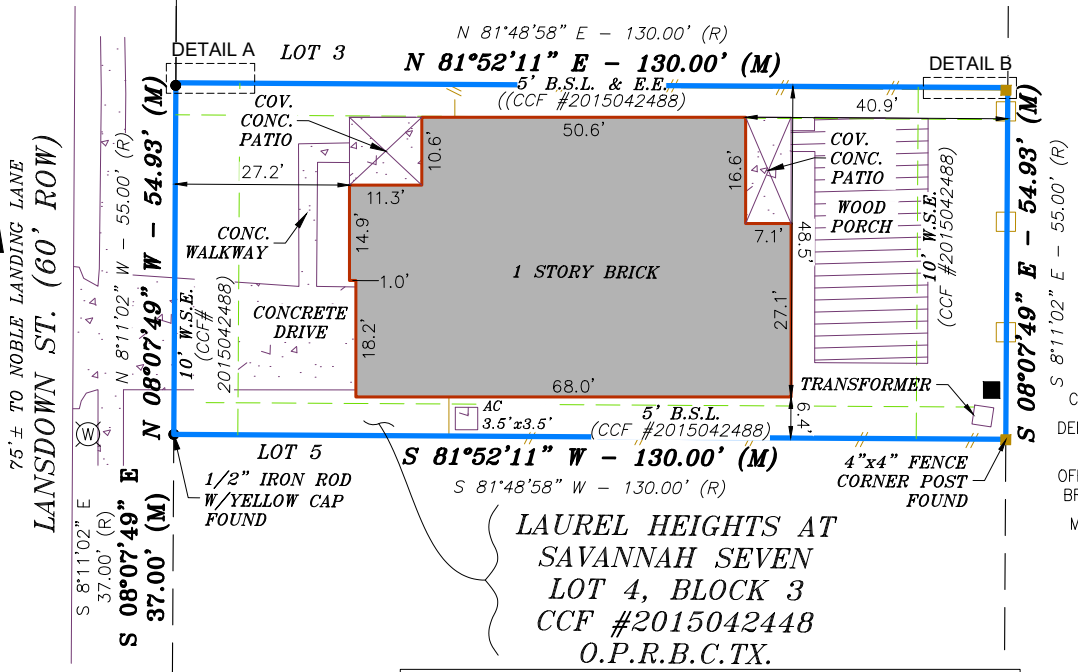
N 8°11'02" W
110.00' (R)
N 08°07'49" W
109.86' (M)



DETAIL A
SCALE: 1" = 10'



DETAIL B
SCALE: 1" = 10'



SYMBOL LEGEND

- FOUND AS DESCRIBED ●
- FENCE CORNER ■
- RECORD CALLS (R)
- FIELD MEASURED (M)
- CONTROLLING MONUMENT (CM)
- DEED RECORDS, BRAZORIA COUNTY, TEXAS D.R.B.C.TX.
- OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS O.P.R.B.C.TX.
- MAP RECORDS BRAZORIA COUNTY, TEXAS M.R.B.C.TX.
- AIR CONDITIONER AC
- UTILITY PEDESTAL ■
- WATER METER (W)
- WROUGHT IRON —○—
- WOOD FENCE —|—
- BUILDING SETBACK LINE B.S.L.
- ELECTRICAL EASEMENT E.E.
- WATER AND SEWER EASEMENT W.S.L.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1 (R)	18.00'	880.00'	1°10'19"	N 07°32'40" W	18.00'

SURVEYOR NOTES:

- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE (4204), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY TABLEROCK SURVEY, LLC. USE A COMBINED SCALE FACTOR OF 1.000130605 TO OBTAIN SURFACE VALUES AND A THETA ANGLE OF 1°45'00.0" TO OBTAIN TRUE NORTH. TO OBTAIN SURFACE AREA MULTIPLY GRID AREA BY SQUARE OF COMBINED SCALE FACTOR.
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- VISIBLE SCHEDULE B NOTES PERTAINING TO SUBJECT TRACT ONLY:
 - 10.h. TERMS, CONDITIONS, EASEMENT, BUILDING SETBACK LINES AND OTHER MATTERS AS SET OUT ON THE MAP OR PLAT THEREOF RECORDED UNDER CCF #. 2015042448 OF THE O.P.R.B.C.TX.
 - 10.i. WATER LINE EASEMENT TEN (10) FEET WIDE ALONG THE FRONT PROPERTY LINE(S), AS SHOWN BY THE SURVEY DATED 11/17/2016 PREPARED BY STEVEN P. BRISTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4448.
 - 10.m. UTILITY EASEMENT FOURTEEN (14) FEET WIDE ALONG THE REAR PROPERTY LINE(S), AS SHOWN BY THE SURVEY DATED 11/17/2016, PREPARED BY STEVEN P. BRISTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4448.
 - 10.n. BUILDING SET BACK LINE FIVE (5) FEET WIDE ALONG THE SIDE PROPERTY LINE(S), AS SHOWN BY THE SURVEY DATED 11/17/2016, PREPARED BY STEVEN P. BRISTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4448.
 - 10.o. ELECTRICAL EASEMENT FIVE (5) FEET WIDE ALONG THE NORTH PROPERTY LINE(S), AS SHOWN BY THE SURVEY DATED 11/17/2016, PREPARED BY STEVEN P. BRISTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4448.
 - 10.p. ENCROACHMENT OF CONCRETE OVER AND ACROSS THE TEN (10) FOOT WATER LINE EASEMENT ALONG THE FRONT PROPERTY LINE(S), AS SHOWN ON THE SURVEY DATED 11/17/2016, BY STEVEN P. BRISTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO.4448. (OWNER'S POLICY ONLY)

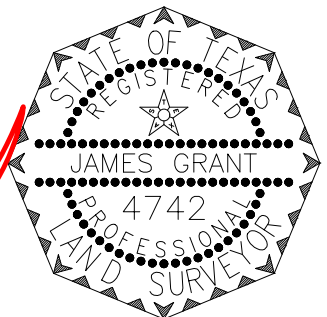
PROPOSED BORROWER:
TUSHAR PATEL AND YUE JIANG

LEGAL DESCRIPTION:

LOT FOUR (4), IN BLOCK THREE (3), OF FINAL PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION SEVEN, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2015042448 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE

I, JAMES GRANT, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON 6/9/2021, AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO PROTRUSIONS OR INTRUSIONS OR EVIDENCE OF VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.



JAMES GRANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4742

DATE SIGNED 6/16/2021



TITLE SURVEY OF:

13414 LANSDOWN
ST, ROSHARON, TX
77583

**BRAZORIA
COUNTY, TEXAS**

**TABLEROCK
SURVEY, LLC**

2204 TIMBERLOCH PLACE, SUITE 180
THE WOODLANDS, TX 77380
832.415.3869
TBPLS FIRM LICENSE NO. 10194261
WWW.TABLEROCKSURVEY.COM

DATE	MM/DD/YY	CHK	CCC
DRWN	AAA	APPR	BBB