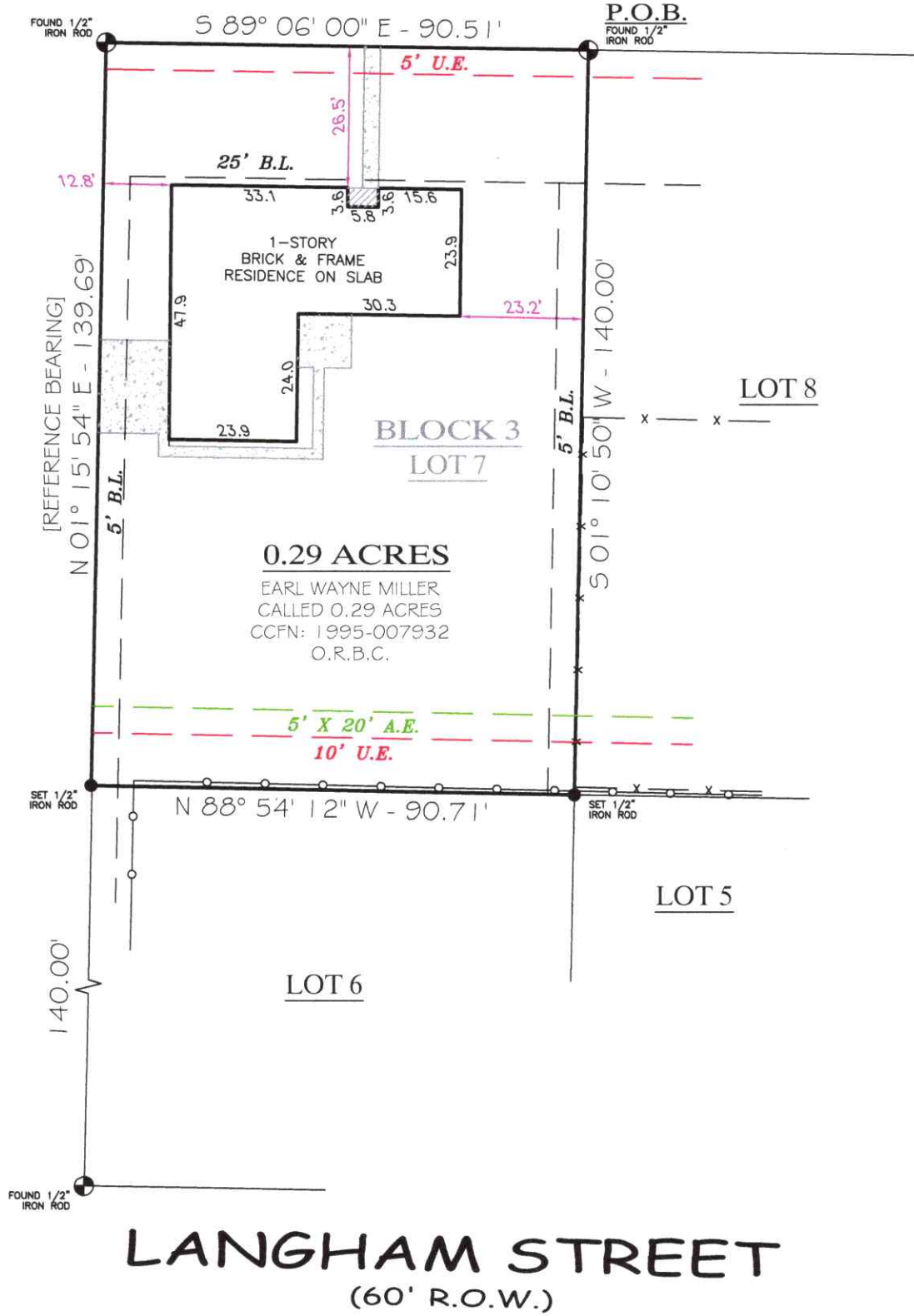


**IVY STREET  
(60' R.O.W.)**

**TERRACE DRIVE  
(60' R.O.W.)**



0.29 ACRES KNOWN AS LOT 7, BLOCK 3  
**JONES CREEK TERRACE**

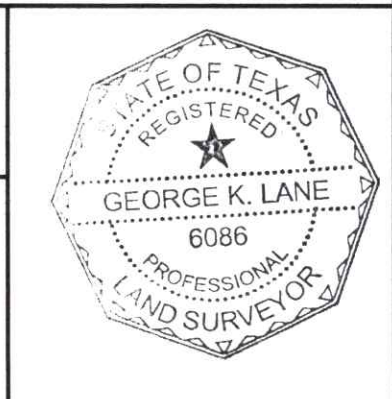
COMMUNITY NO: 480072 PANEL NO: 0780 SUFFIX: K ZONE: X BASE: N/A MAP REVISED: 12/30/20  
I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it **IS NOT** in a designated flood hazard area. The plat hereon is a true, correct and accurate representation of the property 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:  
PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY,) INCLUDING THOSE IN THE VILLAGE OF: JONES CREEK  
1) BUILDING LINES AND EASEMENTS PER VOL. 923, PG. 848, D.R.B.C. & VOL. 1199, PG. 935, D.R.B.C.  
2) EASEMENT PER VOL. 964, PG. 225, D.R.B.C. DOES NOT APPLY TO THIS LOT.  
3) BEARINGS ARE BASED ON THE WEST LINE OF LOT 6 THRU 7, BEING - N 01° 15' 54" E.

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. FAH23008318 DATED: 07/23/2023

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:  
123 IVY STREET IN THE VILLAGE OF JONES CREEK, TEXAS.  
Being a 0.29 acre tract of land know as Lot 7, Block 3, Jones Creek Terrace, out of the Stephen F. Austin 7-1/3 League Grant, Abstract 20, Brazoria County, Texas, and being more fully described by metes and bounds attached hereto.



Borrower(s): PREUSS BALLOU LLC  
& ALLEN RIGGS

Drawn by: ASMF  
Job No.: 2023-0696  
Request: FIDELITY TITLE  
Book No: PPO201  
Scale: 1" = 30'  
Date: 08/15/2023

LEGEND	
	ASPHALT
	COVERED
	CONCRETE
	CHAIN-LINK
	WOOD FENCE
	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
	FND. FOUND

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

