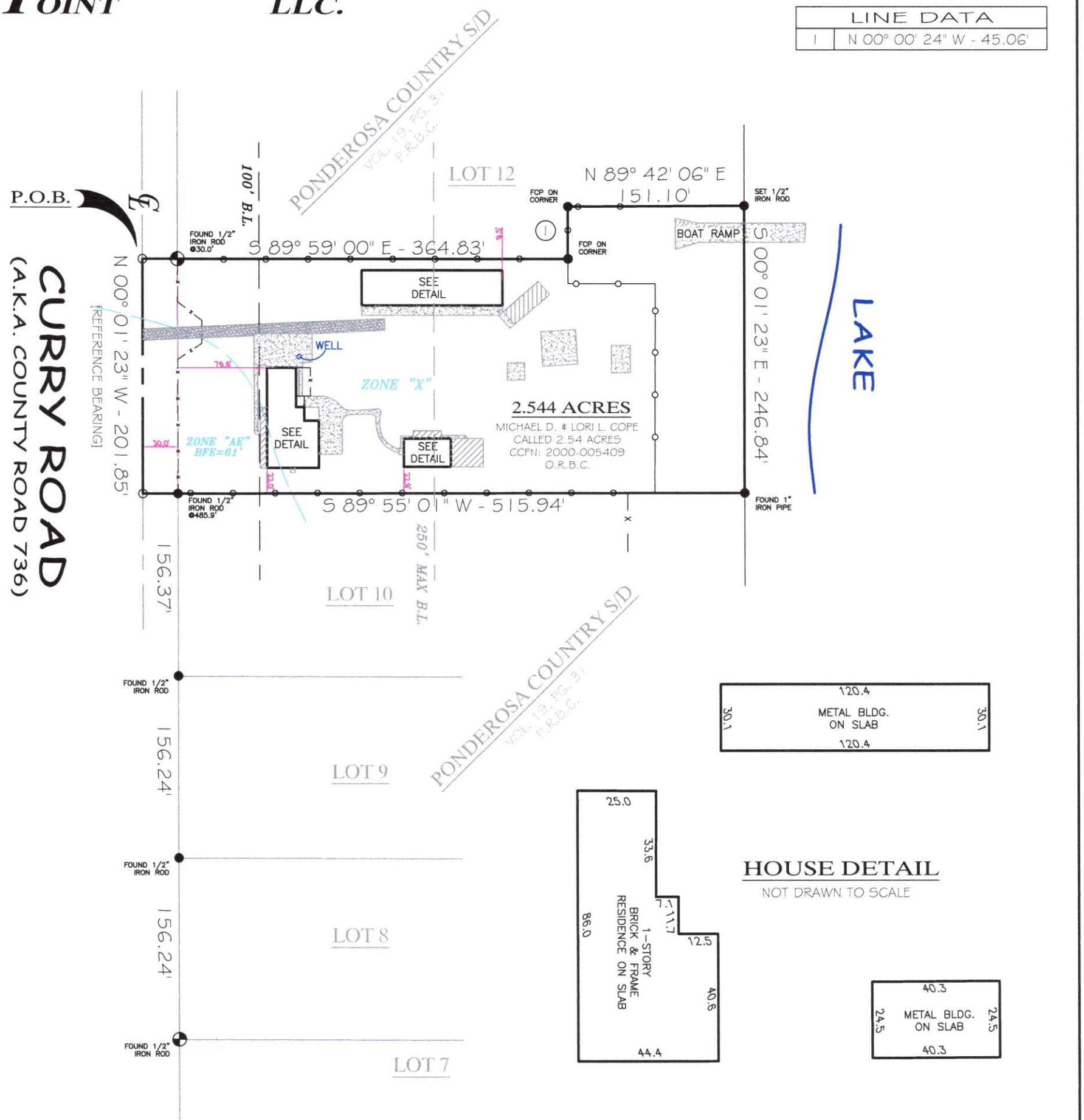
PIN POINT Surveying & Mapping LLC.
FIRM REGISTRATION NO. 10156700
P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373

LINE DATA	
1	N 00° 00' 24" W - 45.06'



2.544 ACRES

E. LITTLE SURVEY, A -320

COMMUNITY NO: 485458 PANEL NO: 0040 SUFFIX: K ZONE X/AE BASE: * 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. *ZONE AE & ZONE X AS SHOWN ABOVE.

NOTES:
1) EASEMENTS PER VOL. 128, PG. 432, D.R.B.C. & VOL. 855, PG. 605, D.R.B.C. ARE CONGRUENT WITH CURREY ROAD R.O.W.
2) BUILDING LINES PER CCFN: 2002-021848, O.R.B.C.
3) BEARINGS ARE BASED ON THE WEST LINE OF CALLED 2.54 ACRE TRACT, BEING - N 00° 01' 23" W.
4) THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY IA, CONDITION III LAND TITLE SURVEY.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: UNIVERSITY TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 2350519CL DATED: 06/14/2023

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.

0 100' 200'
0 1" 2"

"LAND TITLE SURVEY" PREPARED EXCLUSIVELY FOR: UNIVERSITY TITLE
This is to certify that I have made an on the ground survey of the property located at:
4617 CURRY ROAD, (A.K.A. COUNTY ROAD 736), NEAR MANVEL, TEXAS.
Being a 2.544 acre, (called 2.54 acre), tract of land in the E. Little Survey, Abstract 320, Brazoria County, Texas and being more fully described by metes and bounds attached hereto.

Borrower(s):
NATHAN JOHNSTON

Drawn by: ASMF
Job No.: 2023-0539
Request: UNIVERSITY TITLE
Book No: PP0199
Scale: 1" = 100'
Date: 06/30/2023

LEGEND

GRAVEL
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
D.E. DRAINAGE E'SMNT

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

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