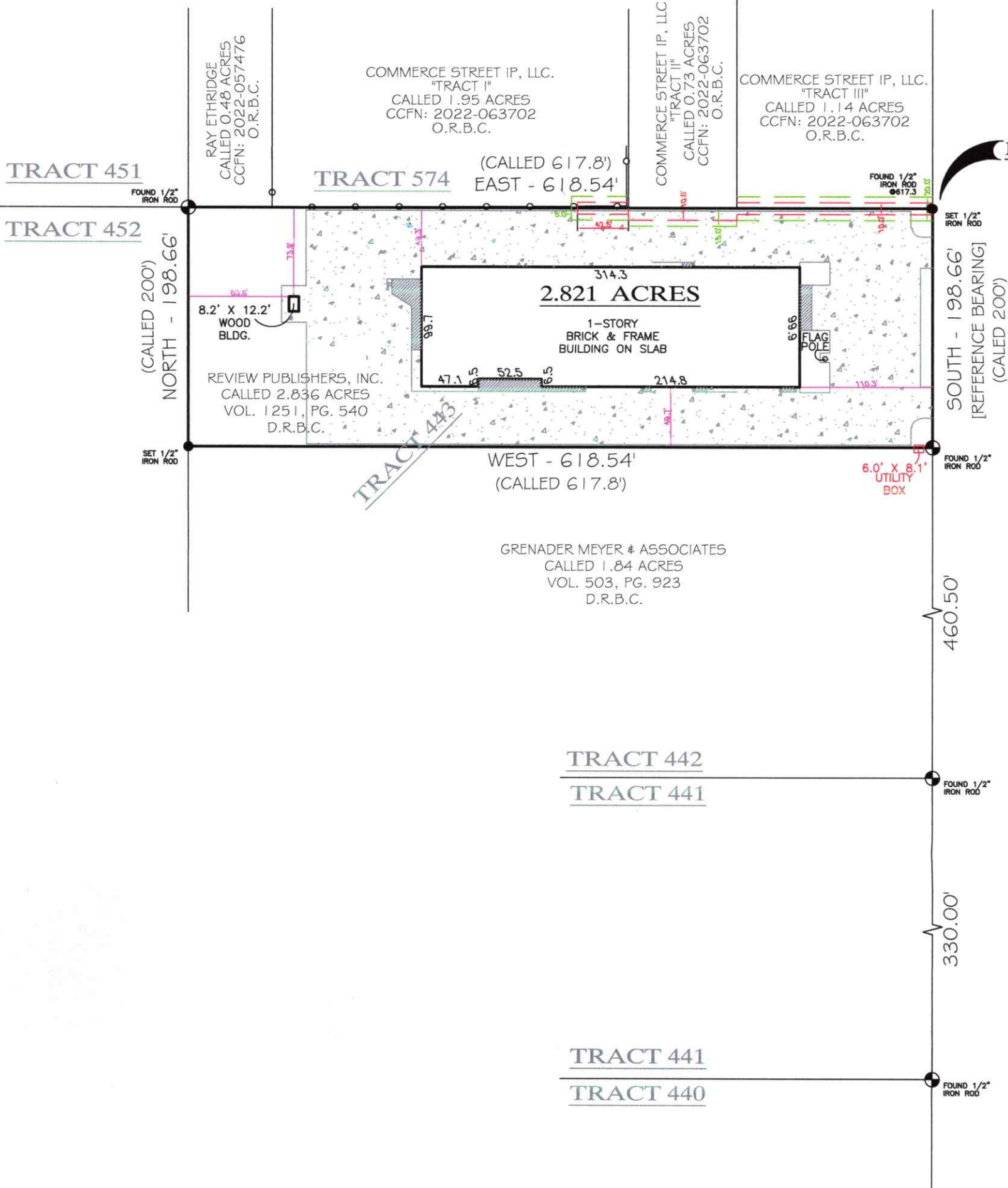




FIRM REGISTRATION NO. 10156700

P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373

Surveying & Mapping, LLC



2.821 ACRES OUT OF TRACT 443

B.C.I.C., DIVISION 14

COMMUNITY NO: 480068 PANEL NO: 0620 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 CITY OF: CLUTE
- 1) 10' EASEMENT & 5' X 20' A.E. PER VOL. 1291, PG. 454, D.R.B.C. AS SHOWN ABOVE.
- 2) BEARINGS BASED ON THE EAST LINE OF CALLED 2.836 ACRE TRACT, BEING - SOUTH.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: STEWART TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 2310647 DATE: 06/18/2024

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.

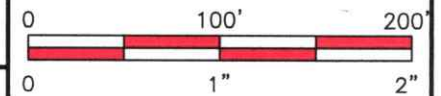
PREPARED EXCLUSIVELY FOR: STEWART TITLE

This is to certify that I have made an on the ground survey of the property located at: 720 SOUTH MAIN STREET IN THE CITY OF CLUTE, TEXAS. Being a 2.821 acre, (called 2.836 acre), tract of land out of Tract No. 443, Division 14, Brazos Coast Investment Company (B.C.I.C.) Subdivision recorded in Volume 2, Page 141 of the Plat Records of Brazoria County, Texas and being more fully described by metes and bounds attached hereto.

Drawn by: ASMF
Job No.: 2024-0497
Request: STEWART TITLE
Book No: PPO210
Scale: 1" = 100'
Date: 08/03/2024

LEGEND

- GRAVEL
- COVERED
- CONCRETE
- FENCE
- CONTROLLING MONUMENT
- CORNER
- 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



Borrower(s):
COMMERCE STREET IP, LLC.

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