



Max L. Hughes
4-29-22

REMAINDER OF
CALLED 38.7667 ACRE TRACT
F.B.C.F. NO. 2021014274

NOTES:
1.) SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 2022008722 AND 2022017280 IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.
2.) BUILD LINES SHOWN AS RECORDED IN INSTRUMENT NO. 2022017280 IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.
3.) SUBJECT TO THE TERMS PROVISIONS AND CONDITIONS RECORDED IN VOLUME 1602, PAGE 689 (FILE NO. 81033193) OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND FILE NO(S) 2022017091 AND 2022017192 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.
4.) THIS SURVEY MEETS THE CURRENT STANDARDS FOR A CATEGORY 1A, CONDITION II SURVEY.
5.) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6.) ALL BEARINGS AND COORDINATED ARE BASED ON RECORDED PLAT.

I, MAX L. HUGHES, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME AND THAT IT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

DART
LAND SERVICES
14701 Saint Mary's Lane #150
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Max L. Hughes
4-29-22
MAX L. HUGHES, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS REGISTRATION NO. 1730

PROPERTY DESCRIPTION: SURVEY OF: BEING LOT 3 IN BLOCK 1 OF RIVER HAVEN VILLAGE, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2022008722 IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

ADDRESS: 0 COUNTY ROAD 469, BRAZORIA, TEXAS, 77422
OWNER/PURCHASER: DVINE LLC
LENDER:
TITLE COMPANY: TEXAS TITLE
DRAFTER: 04-27-22/TR
CHECKER: 04-28-22/MLH
CREW: 02-04-21/CR
KEY MAP NO.:

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FIRM NO. 10194710

LEGEND
ROB = POINT OF BEGINNING
RCP = REINFORCED CONCRETE PIPE
COVD = COVERED
SW = SIDEWALK
PP = POWERPOLE
CONC. = CONCRETE
HB = HIGHBANK
AE = AERIAL EASEMENT
BOG = BACK OF CURB
EOA = EDGE OF ASPHALT
MH = MANHOLE
PTP = FINISHED TOP PIPE
UE = UTILITY EASEMENT
BL = BUILDING LINE
CL = CENTER LINE
LP = IRON PIPE
LR = IRON ROD
FND = FOUND
SEW = SEWER
SAN = SANITARY
G-LINK = CHAIN LINK FENCE
CLFP = CHAIN LINK FENCE POST
W-F = WOOD FENCE
W-PP = WOOD FENCE POST
I-F = IRON FENCE
I-PP = IRON FENCE POST
X-X = BARBWARE FENCE
B-F = BARBWARE FENCE POST
EOP = EDGE OF PAVEMENT
C = CONCRETE/ASPHALT/BRICK/TILE

* THIS TRACT OR LOT IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE AE AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY NO. 455458, MAP NO. 48039C, PANEL NO. 0770K, DATED 12-30-20.
* THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

JOB 2022-03-008