



FIRM REGISTRATION NO. 10156700

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

Surveying & Mapping, LLC



BLOCK 42

LOT 12

N 45° 00' 00" E - 140.00'

6TH STREET
(60' R.O.W., VOL. 7, PG. 229, P.R.M.C.)

LOT 7

LOT 8

LOT 9

LOT 10

ALLEY
(20' R.O.W., VOL. 7, PG. 229, P.R.M.C.)

BLOCK 41

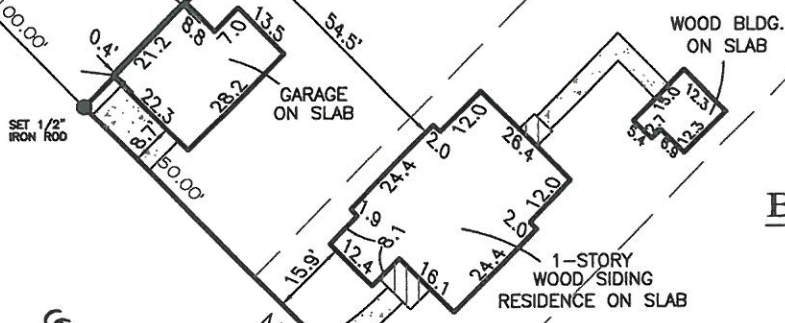
AVENUE "H"
(60' R.O.W., VOL. 7, PG. 229, P.R.M.C.)

N 45° 00' 00" W - 200.00'
(REFERENCE BEARING)

LOT 11

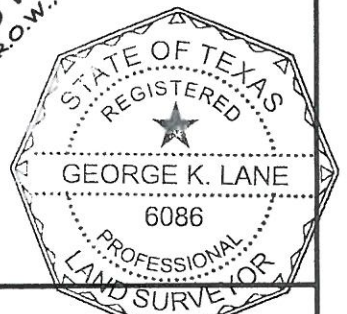
LOT 12

5TH STREET
(60' R.O.W., VOL. 7, PG. 229, P.R.M.C.)



LOTS 9-12, BLOCK 41

TOWN OF VAN VLECK



COMMUNITY NO: 485489 PANEL NO: 0120 SUFFIX: C ZONE: C BASE: N/MAP REVISED: 3/18/85

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: VAN VLECK
- 1. BEARINGS ARE BASED ON THE SOUTHWEST LINE OF BLOCK 41 BEING - N45° 00' 00" W.
- 2. GARAGE IS ACROSS THE BOUNDARY LINE OF LOTS 8 AND 9 AS SHOWN ABOVE.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: ADMIRAL TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 15008 DATED: 12/22/15

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: TDECU & ADMIRAL TITLE

This is to certify that I have made an on the ground survey of the property located at: 209 AVENUE "H" IN THE TOWN OF VAN VLECK, TEXAS. Lots Nine (9), Ten (10), Eleven (11) and Twelve (12) in Block Forty-One (41) of the Original Townsite of Van Vleck in Matagorda County, Texas, as per map or plat of said townsite in Volume 7, Page 299 of the Deed Records of Matagorda County, Texas.

Borrower(s):
DAGOBERTO PENA JR.
JORDAN L. SMITH

Drawn by: FJS
Job No.: 2015-0012
Request: TDECU
Book No: 15PPO93
Scale: 1"=40'
Date: 01/08/16

LEGEND

- ASPHALT
- COVERED
- CONCRETE
- CHAIN-LINK
- WOOD FENCE
- IRON 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

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