

ADDRESS: 406 OAK DRIVE  
 FRIENDSWOOD, TEXAS 77546  
 ORDERED BY: WENDY MANBECK

SCALE: 1" = 50'

### LOT 7 AND THE ADJOINING NORTHEAST 1/2 OF LOT 6 REPLAT OF POLLY RANCH ESTATES

A SUBDIVISION IN GALVESTON COUNTY, TEXAS  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 15, PAGE 4 OF THE MAP RECORDS  
 OF GALVESTON COUNTY, TEXAS

NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.  
 OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.



THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 48167C 0018 G  
 MAP REVISION: 08/15/2019  
 ZONE X  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

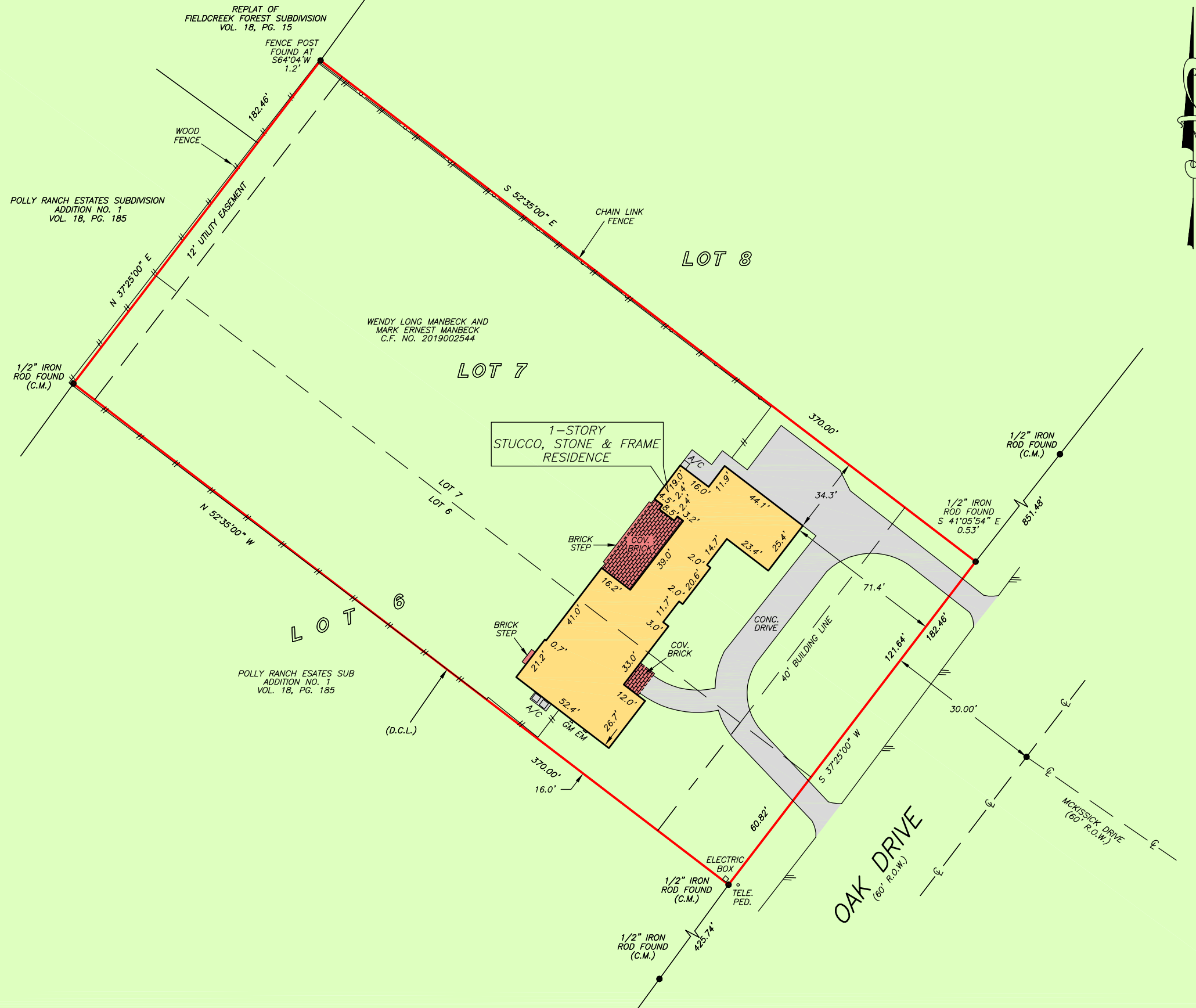
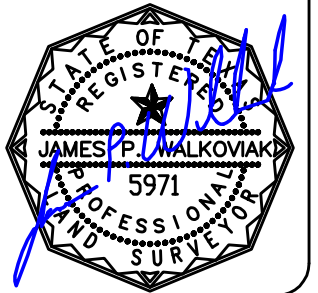
A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: VOL. 15, PG. 4, G.C.M.R.

DRAWN BY: PR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCROACHMENTS APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY.

JAMES P. WALKOVIAK  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5971  
 JOB NO. 2020-00216  
 JANUARY 15, 2020  
 REVISED: JANUARY 17, 2020



**PRECISION**  
 surveyors

1-800-LANDSURVEY  
 www.precisionurveyors.com  
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 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
 FIRM NO. 10063700