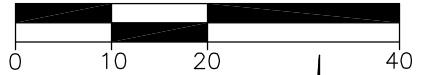


LEGEND:

- CIR - CAPPED IRON ROD
- "STS" - STAMPED SOUTH TEXAS SURVEYING
- ☉ - POWER POLE

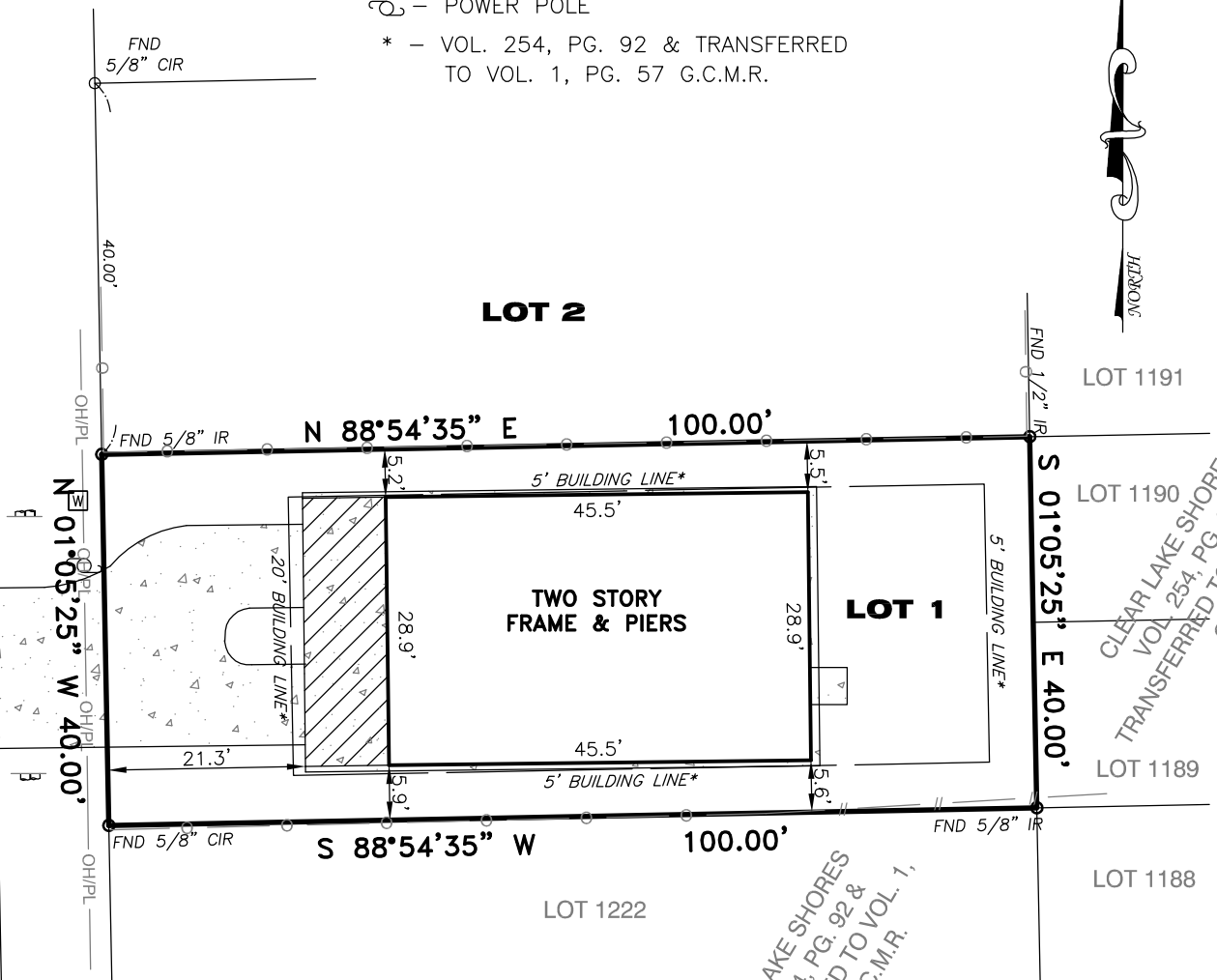
* - VOL. 254, PG. 92 & TRANSFERRED TO VOL. 1, PG. 57 G.C.M.R.

SCALE: 1"=20'-0"



(VOL. 254, PG. 92 & TRANSFERRED TO VOL. 1, PG. 57 G.C.M.R.)

PINE ROAD
(40' R.O.W.)



CLEAR LAKE SHORES
VOL. 254, PG. 92 &
TRANSFERRED TO VOL. 1,
PG. 57 G.C.M.R.

CLEAR LAKE SHORES
VOL. 254, PG. 92 &
TRANSFERRED TO VOL. 1, PG. 57
G.C.M.R.

NOTES:

1. BASIS OF BEARING IS THE EAST ROW LINE OF PINE ROAD BEING N 01°05'25" W.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS RECORDED UNDER DOCUMENT NO. 2017067846 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS..
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2018. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

PLAT OF LOT 1 OF REPLAT OF LOTS 1223 THROUGH 1226 OF CLEAR LAKE SHORES ACCORDING UNDER DOCUMENT NO. 2017067846 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

PROPERTY LIES WITHIN FLOOD ZONE "A13", ACCORDING TO F.I.R.M. MAP NO. 485461 0001C, DATE 04-04-1983. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF N/A of N/A

Fred W. Lawton, Registered Professional Land Surveyor No. 2321



[Handwritten signature of Fred W. Lawton]

ADDRESS: 411 PINE ROAD LENDER:
 CITY: CLEAR LAKE SHORES, TEXAS ZIP:
 PURCHASER:
 JOB NO: 0051-19 DATE: 01-12-19 SCALE: 1"=20'-00" REVISION: Key Map 620T

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
 11281 Richmond Ave. Suite J-101 Houston, Texas 77082
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