

Note:

- (1) This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of the discrepancy between the fence lines, and other improvements, and actual property lines as shown on the survey plat

- (2) This property is subject to the rights of the public to any area located within a public roadway, street or alley.

 (3) This may not be a complete inventory of fences.

 (4) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.

- (5) This survey is valid for this transaction only.
 (6) Title: Commonwealth Land Title Insurance Company Commitment GF No. 2021-0446, effective date April 1, 2021.
 (7) Property owners must call the pipeline's owner or an official notification center for a precise physical location of all pipelines.



SURVEY PLAT

MADE FOR: HECTOR M. HERNANDEZ, JR. AND KIMBERLY A. HERNANDEZ

PROPERTY LOCATION: CORNER OF PLANTATION DRIVE AND PEACH CREEK DRIVE - WHARTON, TX 77488

LOTS ONE (1) AND THREE (3), PEACH PLANTATION, A SUBDIVISION SITUATED IN THE S. F. AUSTIN LEAGUE NO. 2, WHARTON COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN SLIDE 47B, OF THE WHARTON COUNTY PLAT CABINET RECORDS.

The undersigned does hereby certify that this survey was this day made, under my supervision, on the ground, of the property legally described hereon and is correct.

NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

Flood Hazard Boundary Information:
Property is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "AE", Map No. 48481C0175 F, dated DECEMBER 21, 2017. Property IS in the area subject to inundation by the 1% annual chance flood event, a.k.u., the 100 Year Flood Plain, as designated on FEMA's National Flood Insurance Program Flow is for use in administering the National Flood Insurance Program Flow is for use in administering the National Flood Insurance Program, it does not necessarily identify all areas subject to flooding, particularly from local drainage sources, or all plantmetric features outside Special Flood Hazard Areas. This flood statement does not imply that the property ancier structures located thereon will be free from flooding or flood damage. The flood hazard area is subject to change as detailed studies occur and/or watershed or channel conditions change. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON hazard area is subject to change as detailed studies occur THE PART OF THE SURVEYOR.

Dated: April 22, 2021



Robert W. Kolacny Registered Professional Land Surveyor No. 5319 Ph. (979) 532-8056



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