



**P IN POINT**  
Surveying & Mapping,  
LLC

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

# WILLOW STREET

(60' R.O.W., VOL. 2, PG. 61, P.R.M.C.)

STATE HIGHWAY NO. 60

ELISHA HALL LEAGUE, A-45

P.O.B.

[REFERENCE BEARING]

S 88° 28' 00" E - 174.50'

FOUND 1/2" IRON ROD

FOUND 1/2" IRON ROD

N 00° 02' 00" W - 142.40'

20' ALLEY  
(VOL. 2, PG. 61, P.R.M.C.)

BLOCK 2  
LOT 1

SET 1/2" IRON ROD

N 88° 28' 00" W - 174.50'

SET 1/2" IRON ROD

20' ALLEY  
(VOL. 2, PG. 61, P.R.M.C.)

BLOCK 2  
LOT 12

BLOCK "B"

0.571 ACRES

RAMIRO & VICENTA MORALES  
CALLED 0.570 ACRES  
VOL. 569, PG. 600  
D.R.M.C.

0.571 ACRES OUT OF BLOCK "B"

COTTONWOOD S/D

COMMUNITY NO: 485455 PANEL NO: 0005 SUPPL: C ZONE: C BASE: N/A MAP REVISED: 6/5/89

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: BAY CITY

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY PROVIDED BY: BAY CITY ABSTRACT  
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 201106289 DATED: 06/02/2011

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: BAY CITY ABSTRACT  
This is to certify that I have made an on the ground survey of the property located at:  
1700 WILLOW STREET IN THE CITY OF BAY CITY, TEXAS.  
Being a 0.571 acre, (called 0.570 acre), tract of land out of Block "B" of Cottonwood S/D recorded in Vol. 2, Pg. 61 of the Plat Records of Matagorda County, Texas and all being in the Elisha Hall League, Abstract No. 45, Matagorda County, Texas and being more fully described by metes and bounds attached hereto.

Drawn by: J. MOORE  
Job No.: 2011-0302  
Request: SIGRID  
Book No: 11 PPO17  
Scale: 1" = 30'  
Date: 06/21/2011



LEGEND

- X — WOOD FENCE
- CHAIN-LINK
- IRON FENCE
- ⊙ CONTROLLING MONUMENT
- 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



Borrower(s): GILBERT GARZA SR.

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

