

PINPOINT SURVEYING & MAPPING
P.O. BOX 3344
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pinpointsurvey@sbcglobal.net



BILL TO
Admiral Title, LLC.
1731 7th St.
Tx
Bay City, TX 77414

SHIP TO
Admiral Title, LLC.
Admiral Title, LLC.
1731 7th St.
Bay City, TX 77414

INVOICE 21-0014

DATE 01/14/2021 TERMS Net 30

DUE DATE 02/13/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Survey	Single Lot Residential Survey	1	425.00	425.00

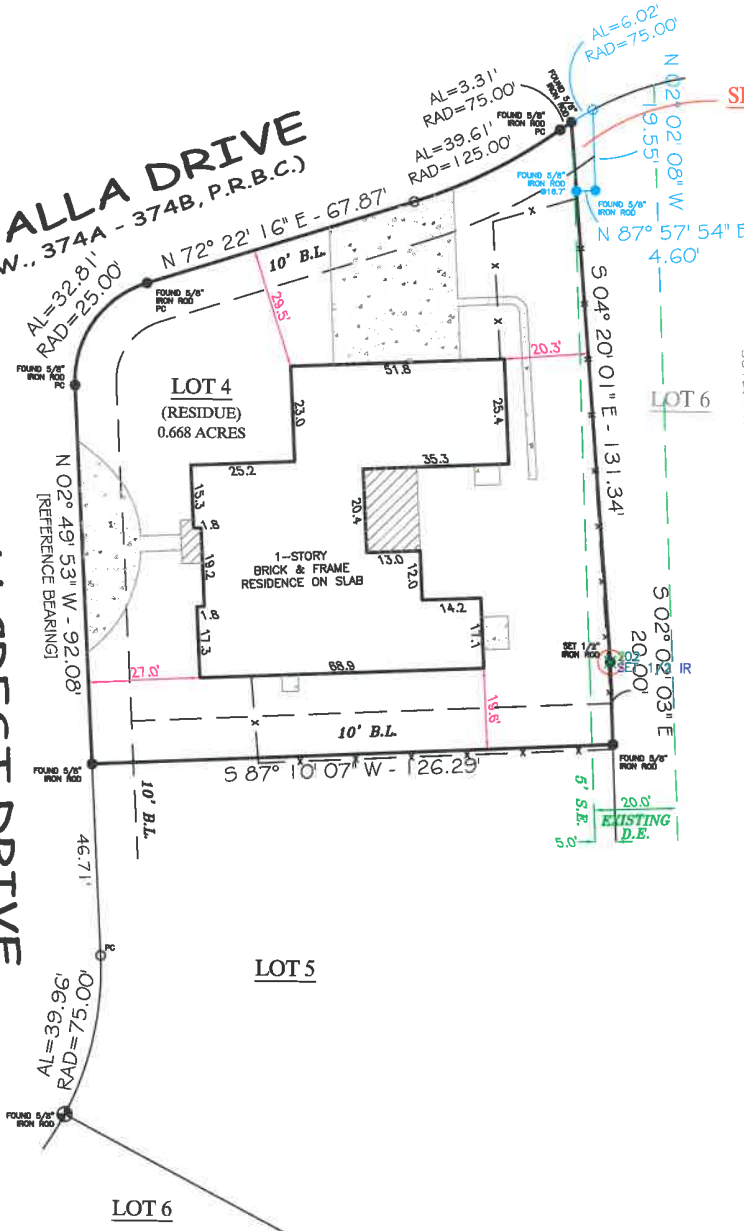
51 Valhalla Drive, Bay City, Texas
Lot 4 [less/except 90 sq ft] Valhalla Sec. III
Buyers: Ronald and Sharon Ellison

SUBTOTAL 425.00
TAX (8.25%) 35.06
TOTAL 460.06

TOTAL DUE \$460.06

VALHALLA DRIVE
(60' R.O.W., 374A - 374B, P.R.B.C.)

HILLCREST DRIVE
(60' R.O.W., 374A - 374B, P.R.B.C.)



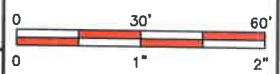
SEE NOTE #3

SECTION II
311B, P.R.M.C.

**LOT 4 [LESS AND EXCEPT 90 SQ. FT.]
VALHALLA, SEC. III**

COMMUNITY NO: 485455 PANEL NO: 0005 SUFFIX: C ZONE: C BASE: N/A MAP REVISED: 06/05/85
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 BAY CITY.
1) BEARINGS ARE BASED ON THE WEST LINE OF LOTS 4 & 5, BEING N 02° 49' 53" W.
2) BUILDING SETBACK LINES AND EASEMENTS PER PLAT & VOL. 112, PG. 7, D.R.M.C.
3) LESS AND EXCEPT 90 SQUARE FEET.



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. 21003 DATED: 12/17/2020

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: ADMIRAL TITLE
This is to certify that I have made an on the ground survey of the property located at:
51 VALHALLA DRIVE IN THE CITY OF BAY CITY, TEXAS.
The Surface residue only of Lot No. Four (4) of Valhalla, Section III, [Less & Except a 90 sq. ft. tract], an addition City of Bay City, being 4.6152 acres out of the Elisha Hall League, Abstract 45, Matagorda County, Texas, according to the plat thereof recorded as Plat File #374A & 374B, Plat Records of Matagorda County, Texas.



Borrower(s): RONALD ELLISON
SHARON ELLISON

Drawn by: CRB	<p>LEGEND</p> <p>ASPHALT</p> <p>WOOD FENCE</p> <p>CHAIN-LINK</p> <p>IRON FENCE</p> <p>CONCRETE</p> <p>CONTROLLING INSTRUMENT</p> <p>U.E. UTILITY EASEMENT</p> <p>A.E. AERIAL EASEMENT</p> <p>B.L. BUILDING LINE</p> <p>R.O.W. RIGHT-OF-WAY</p> <p>S.E. SEWER EASEMENT</p> <p>I.P. IRON PIPE</p> <p>FND. FOUND</p>
Job No.: 2021-0014	
Request: J. WARDE	
Book No: PP154	
Scale: 1"=30'	
Date: 01/06/2021	

George K. Lane, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6088