



HSM REGISTRATION NO. 10156700

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

**Surveying & Mapping,
LLC**



LOTS 61 & 62
CARLTON S/D



COMMUNITY NO: 481255 PANEL NO: 0806 SUBTY: X ZONE: X BASE: N/A MAP REVISED: 12/30/20

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 herein 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: OYSTER CREEK.
- 1) REFERENCE BEARING BASED ON THE RIGHT-OF-WAY KNOWN AS McDONALD ROAD BEING - S 31° 30' 00" E.
- 2) SUBJECT TO EASEMENT PER VOL. 228, PG. 491, D.R.B.C., BLANKET IN TYPE.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: AMERICAN TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 3080921-06140 DATED: 11/22/2021

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: AMERICAN TITLE

This is to certify that I have made an on the ground survey of the property located at: 2659 McDONALD ROAD AKA PLATTED ROAD AKA DUTCH LAKE DRIVE, IN THE VILLAGE OF OYSTER CREEK, TEXAS. Lot Sixty-One (61) and Sixty Two (62) of CARLTON SUBDIVISION, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 3, Page 218 of the Plat Records of Brazoria County, Texas.

Borrower(s): JASON GARZA
AMY GARZA

Drawn by: KEM
Job No.: 2022-0002
Request: AMERICAN TITLE
Book No.: PPO174
Scale: 1" = 30'
Date: 01/04/2022

| LEGEND | |
|--------|----------|
| | WOOD |
| | GRAVEL |
| | COVERED |
| | CONCRETE |
| | FENCE |

- CORNER
- CONTROLLING MONUMENT
- U.E. UTILITY EASEMENT
- A.E. AREAL EASEMENT
- B.L. BUILDING LINE
- R.O.W. RIGHT-OF-WAY
- I.R. IRON ROD
- I.P. IRON PIPE
- FND. FOUND

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