



Notes:

- Basis for Bearings: Record plat.
- Distances shown are ground distances.
- All abstracting done by title company.
- All B.L.'s & U.E.'s taken from recorded plat unless otherwise noted.
- Dimension ties from improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
- Building dimensions may not be used to calculate square footage.
- This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
- B.L.'s and an undetermined, width "strip of land, along the side front and rear" lot lines utility easement per Volume 505, Page 759 of the Matagorda County Deed Records.

LEGEND:

- U.E. = Utility Easement
- D.E. = Drainage Easement
- B.L. = Building Line
- G.E. = Guy Easement
- I.R. = Iron Rod
- I.P. = Iron Pipe
- P.I.P. = Pinch Iron Pipe
- C.M. = Control Monument
- X---X--- = Wood Fence
- o---o--- = Chain Link
- X---X--- = Barbed Wire
- = Wrought Iron
- PP---PP--- = Power Pole
- PP---PP--- = Overhead Powerline

B. Adkins
 02/23/2021
 BARRY D. ADKINS, R.P.L.S. No. 6137
 This survey is certified for this transaction only, is not transferable to additional institutions or subsequent owners. If this survey does not bear an original BLUE seal it is invalid and should not be relied upon for any purpose.

This property appears to be in the 100 year flood plain (Zone AE); as per insurance rate map 48321C0500 F, dated 01/15/2021, EL =13.0'.

 This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may Flood.

LOTS:	106 & 107	SUBDIVISION:	CANEY CREEK HAVEN	SECTION:	1
RECORDATION:	VOLUME 6, PAGE 3 OF THE MAP RECORDS			COUNTY:	MATAGORDA
ADDRESS:	106 COUNTY ROAD 291 / RED BEND ROAD	CITY:	SARGENT	STATE:	TEXAS
				ZIP CODE:	77414
TITLE:	SELECT TITLE, LLC.	GF NO.:	-	PROPOSED INSURED:	-