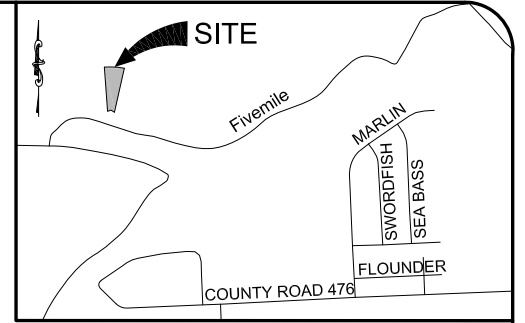


LOT SURVEY

BEING LOT NUMBER TWENTY (20), OF CAPE SHORES SUBDIVISION, AN ADDITION TO JACKSON COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN SLIDE 216 OF THE PLAT RECORDS OF JACKSON COUNTY, TEXAS.

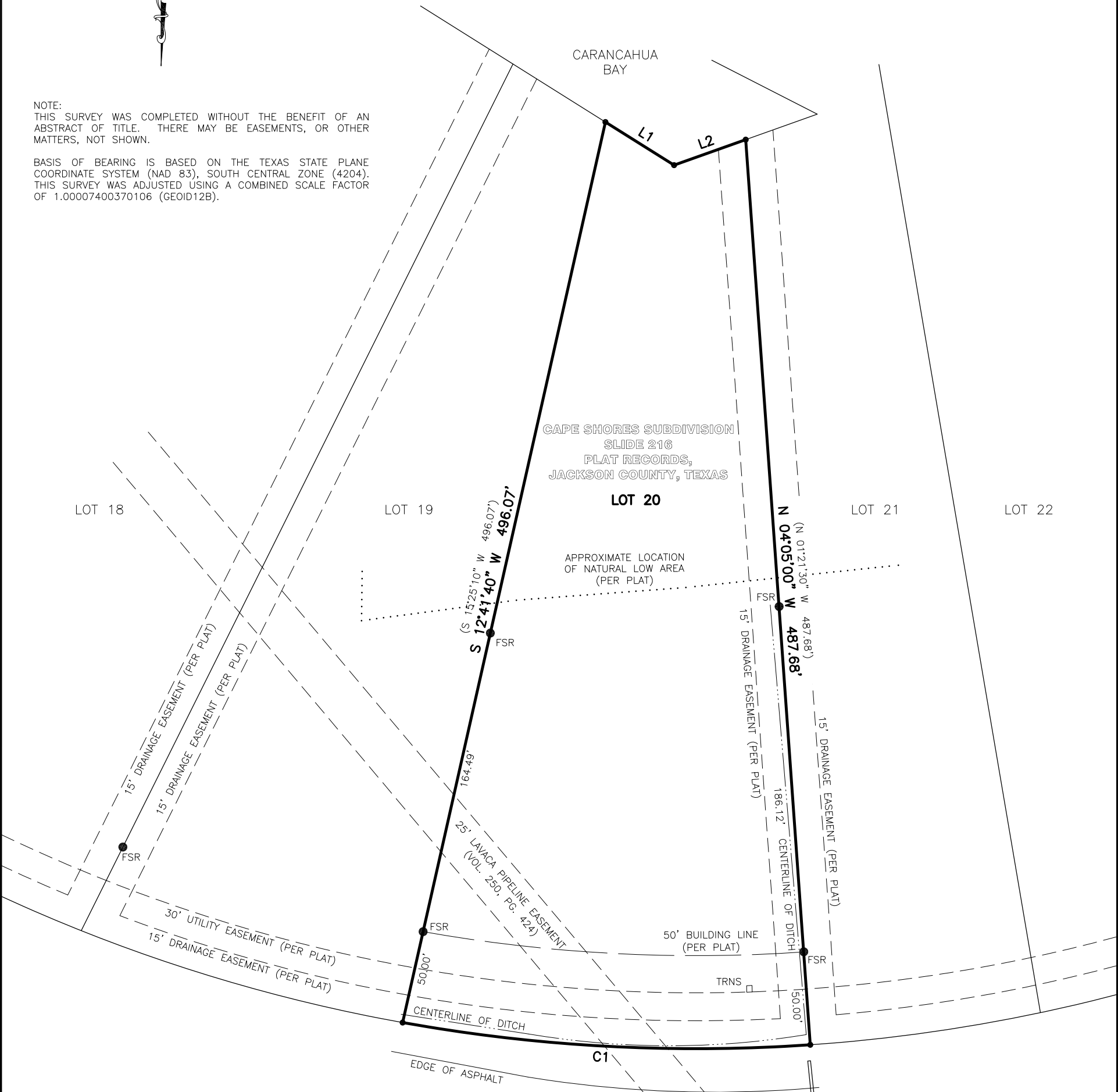


VICINITY MAP



NOTE:
THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE (4204). THIS SURVEY WAS ADJUSTED USING A COMBINED SCALE FACTOR OF 1.00007400370106 (GE0ID12B).




LINE	BEARING	DISTANCE
L1	N 57°53'32" W	43.55'
(L1)	(N 55°10'02" W)	(43.55')
L2	S 70°24'35" W	40.85'
(L2)	(S 73°08'05" W)	(40.85')

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	892.95'	219.99'	14°06'57"	S 86°52'43" E	219.44'
(C1)	(892.95')	(220.00')	---	---	---

THE ABOVE PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN MAY 2023 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR JACKSON COUNTY, TEXAS, COMMUNITY PANEL NUMBER 480379 0575D, MAP REVISED SEPTEMBER 17, 2014, THE SUBJECT PROPERTY IS LOCATED IN ZONE VE (EL 14) WHICH IS A SPECIAL FLOOD HAZARD AREA, COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION); BASE FLOOD ELEVATIONS DETERMINED.

SIGNED:  05/09/2023
 URBAN SURVEYING, INC.
 BY: MICHAEL K. WILLIAMS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS No. 6616

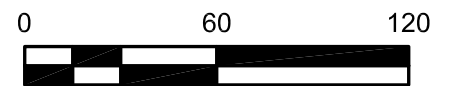


LEGEND

These standard symbols will be found in the drawing.

- FSR ● FOUND 5/8" STEEL REBAR
- TRNS □ TRANSFORMER
- EASEMENT LINE
- BUILDING SETBACK LINE
- RECORD BEARING & DISTANCE

(N 00°00'00" E 0.00')



GRAPHIC SCALE IN FEET



VICTORIA, TEXAS (361) 578-9837 FIRM # 10021100
 CUERO, TEXAS (361) 277-9061 FIRM # 10021101
 SAN ANTONIO, TEXAS (210) 267-8654 FIRM # 10193843

DRAWN BY: MMB
 JOB NO.: S25877.00