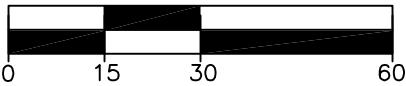


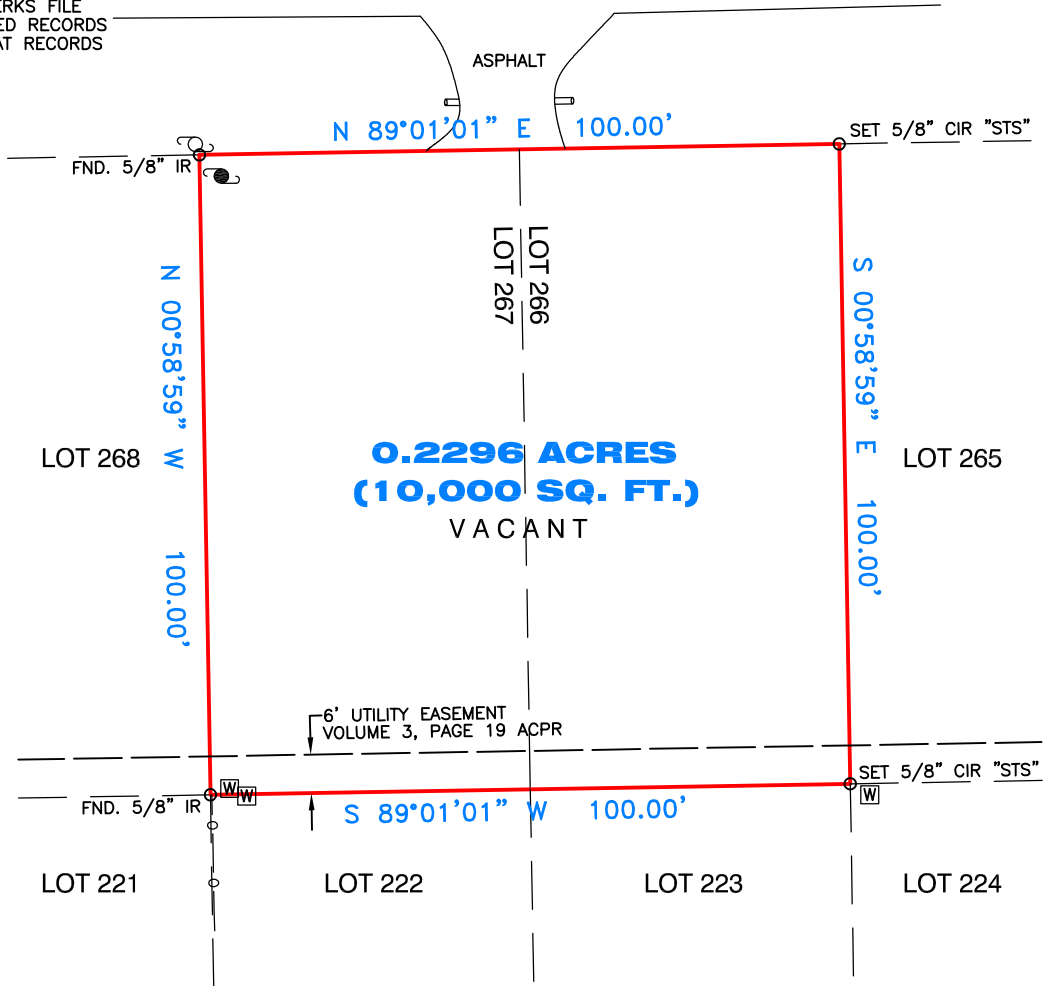
SCALE: 1"=30'-0"



**LEGEND:**

- FND - FOUND
- IR - IRON ROD
- CIR - CAPPED IRON ROD
- "STS" - STAMPED SOUTH TEXAS SURVEYING
- ACCF - ARANSAS COUNTY CLERKS FILE
- ACDR - ARANSAS COUNTY DEED RECORDS
- ACPR - ARANSAS COUNTY PLAT RECORDS
- ROW - RIGHT OF WAY
- - CHAIN LINK FENCE
- ◻ - WATER METER
- - POWER POLE
- - SERVICE POLE

**KINGFISH DRIVE**  
(60' PUBLIC RIGHT-OF-WAY)



**NOTES:**

1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF N 89°01'01" E ALONG THE R.O.W. LINE OF KINGFISH DRIVE.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY DEED RECORDED IN ACCF NO. 256756.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2023. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

**SURVEY OF LOTS NO. 266 & 267, PALMETTO POINT SECTION, HOLIDAY BEACH SUBDIVISION, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 19, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.**

PROPERTY LIES WITHIN FLOOD ZONE AE EL 7, ACCORDING TO F.I.R.M. MAP NO. 48007C 0125G, DATE 02-17-2016. BY GRAPHING PLOTTING ONLY, WE

**DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.**

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF N/A of N/A

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

**SITE PHOTOGRAPH**



**ADDRESS: 266 KINGFISH DRIVE**

**LENDER:**

**CITY: ROCKPORT, TEXAS**

**ZIP: 78382**

**PURCHASER:**

**JOB NO: 770-23 DATE: 05-26-23 SCALE: 1"=30'-00" REVISION:**



**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**

11281 Richmond Ave. Bldg J-Suite 101 Houston, Texas 77082

TEL. 281-556-6918 FAX 281-556-9331

Firm Number: 10045400