

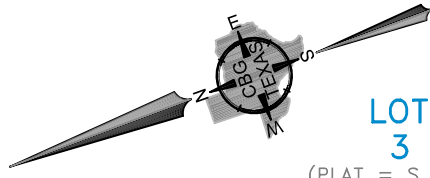


# 2830 Plantation Drive

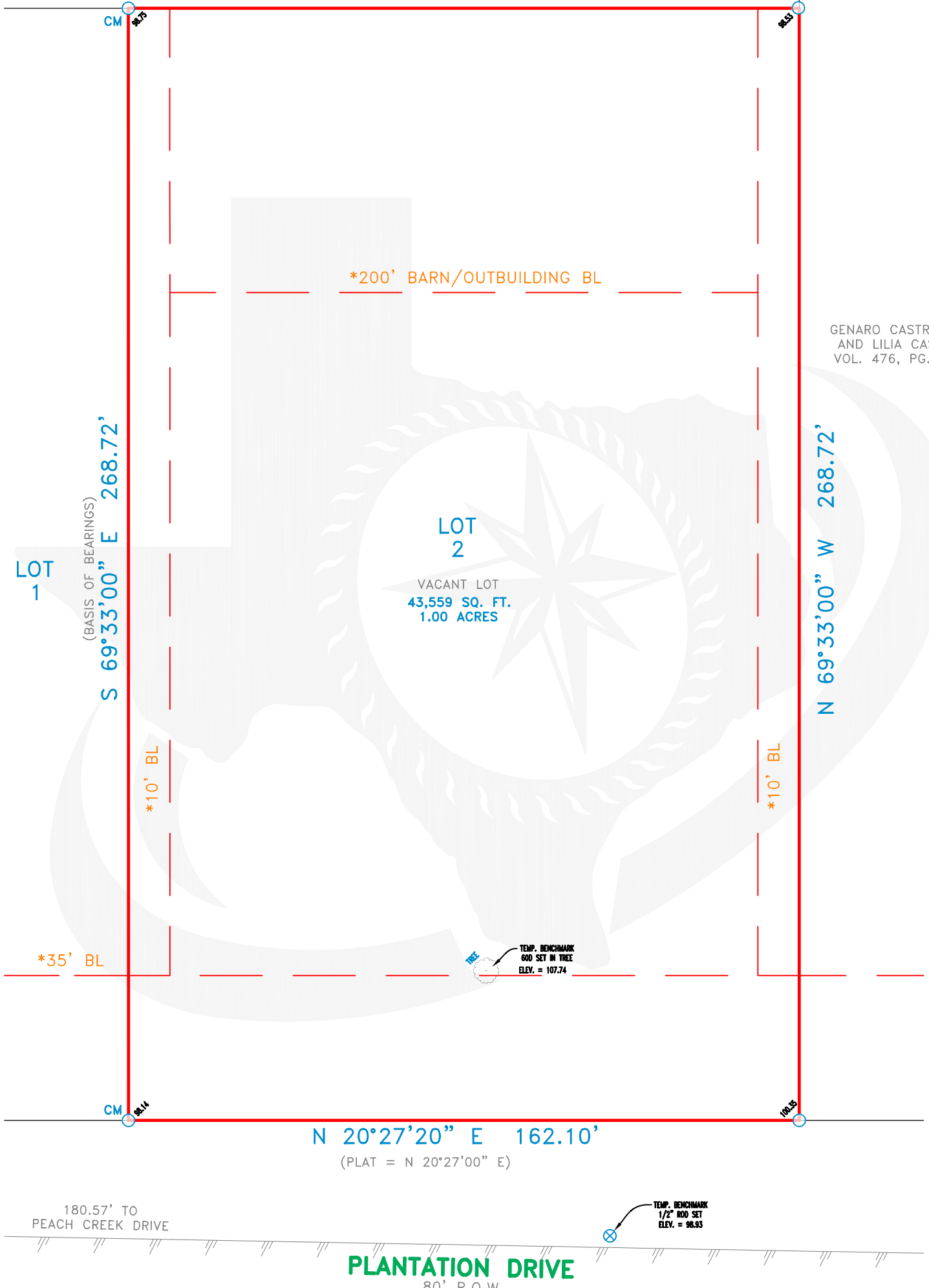
Lot Two (2), Peach Plantation, a subdivision in the S.F. Austin League #3, Abstract No. 3, Wharton County, Texas, as shown by Plat thereof recorded in Slide 47B of the Wharton County Plat Cabinet Records, being that same real property specifically described in Deed dated March 4, 2002 from Thomas L. Rawlings and wife, Sandra to Nathaniel Dorsey, recorded in Volume 449, Page 631 of the Official Records of Wharton County, Texas.

## LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ⊕ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- //— EDGE OF ASPHALT
- ▲— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



LOT 3  
(PLAT = S 20°27'00" W)  
S 20°27'20" W 162.10'



GENARO CASTRO, JR  
AND LILIA CASTRO  
VOL. 476, PG. 356

### EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOLUME 488, PAGE 600, VOLUME 449, PAGE 631

NOTE: GF. NO. LISTED WAS PROVIDED TO THE SURVEYOR ON AN EXISTING SURVEY. TITLE COMMITMENT EFFECTIVE DATE: 10/25/2022

NOTE: FEMA DETERMINED BASE FLOOD ELEVATION 108.20'

BENCHMARK INFO: TOP OF CONCRETE FILLED 2 INCH IRON PIPE = 75.8 FEET NGVD\* LOCATED INSIDE OF A WATER METER TYPE PLASTIC ENCLOSURE AT THE INTERSECTION OF 50' BUILDING LINES IN TR. 29, SECTION SIX (6), TIERRA GRANDE DRIVE & LAGUNA TRAIL

\*NATIONAL GEODETIC VERTICAL DATUM OF 1929 -- "Y 800 1943"

Date: \_\_\_\_\_ Accepted by: \_\_\_\_\_  
Purchaser  
Purchaser

### NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
FLOOD NOTE: According to the F.I.R.M. No. 48481C0175F, this property does lie in Zone AE and DOES lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by the client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: BVM/JLM/  
OR  
Scale: 1" = 30'  
Date: 10-25-2022  
GF No.: FTH-93-  
FAH22013095L  
Job No. 2219647-1

**CBG**  
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