



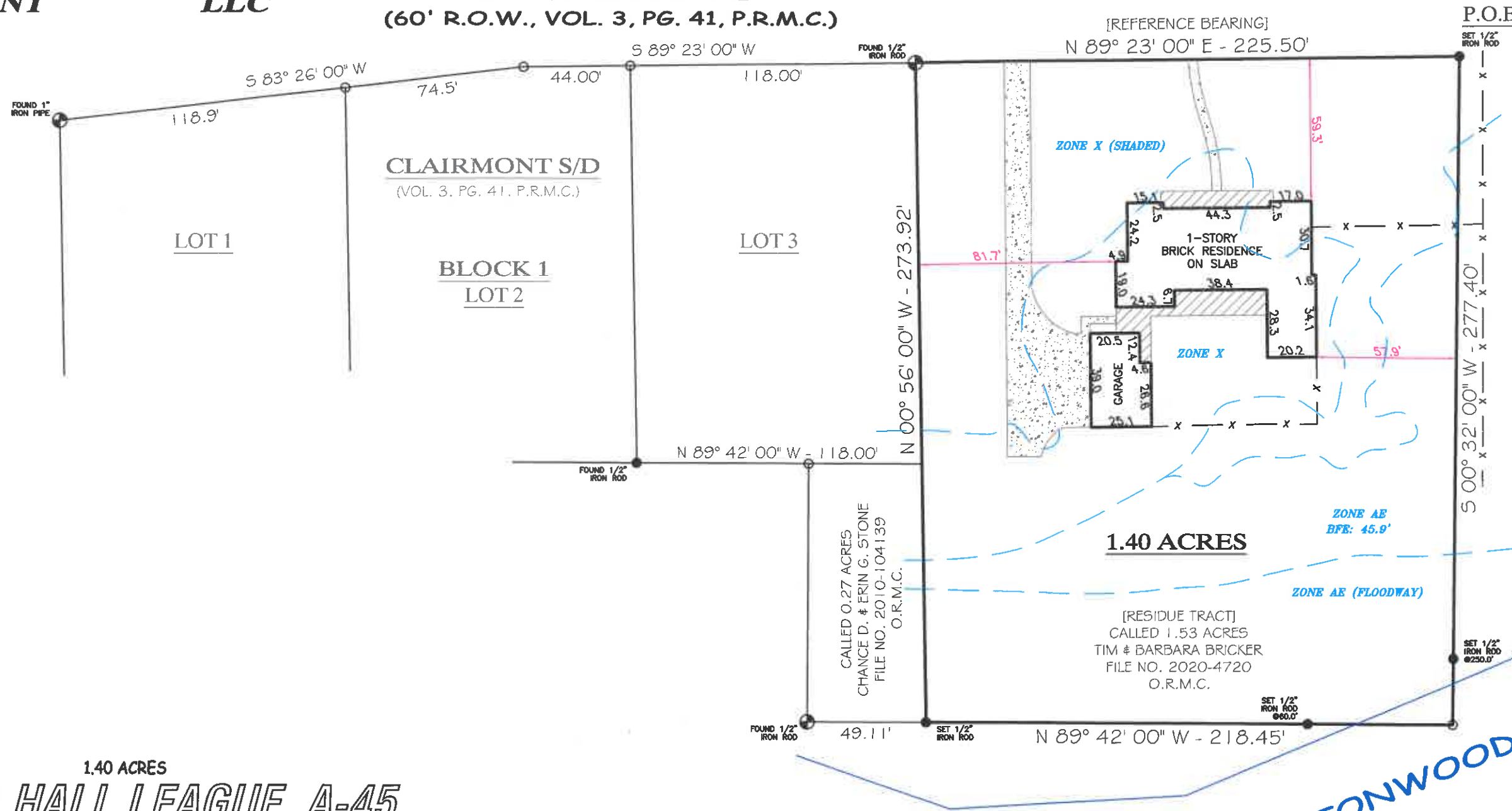
FIRM REGISTRATION NO. 10156700

Surveying & Mapping, LLC

PO BOX 3344 LAKE JACKSON, TEXAS. 77566 (979) 299-3373

OAK DRIVE

(60' R.O.W., VOL. 3, PG. 41, P.R.M.C.)



1.40 ACRES

ELISHA HALL LEAGUE, A-45

PREPARED EXCLUSIVELY FOR: BRAZORIA COUNTY ABSTRACT TITLE
This is to certify that I have made an on the ground survey of the property located at:
2716 OAK DRIVE IN THE CITY OF BAY CITY, TEXAS.
Being a 1.40 Acre tract of land situated in the Elisha Hall League, Abstract No. 45, Matagorda County, Texas and being more fully described by metes and bounds attached hereto.

Borrower(s): JOHN DAVID BURKHART
SHAWNA D. BURKHART

COMMUNITY NO: 485455 PANEL NO: 0252 SUFFIX: F_ZONE *BASE: 45.9' MAP REVISED: 01/15/21
I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS/IS NOT in a designated flood hazard area. The plat hereon 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. *ZONES X (SHADED), X, AE & AE (FLOODWAY).

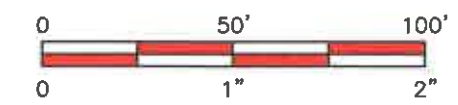
ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: BRAZORIA COUNTY ABSTRACT TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 202105301 DATED: 04/16/2021

NOTES:
PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY), INCLUDING THOSE IN THE CITY OF: BAY CITY
1) ALL BEARINGS BASED ON A NORTH LINE OF CALLED 1.53 ACRE TRACT, BEING N 89° 23' 00" E.

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.

Drawn by: BWB
Job No.: 2021-0641
Request: BCAT
Book No: PP170-171
Scale: 1" = 50'
Date: 05/31/2021

LEGEND	
	ASPHALT
	COVERED
	CONCRETE
	CONTROLLING MONUMENT
	CORNER
	U.E. UTILITY EASEMENT
	A.E. AERIAL EASEMENT
	B.L. BUILDING LINE
	R.O.W. RIGHT-OF-WAY
	I.R. IRON ROD
	I.P. IRON PIPE
	FND. FOUND
	FENCE



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