

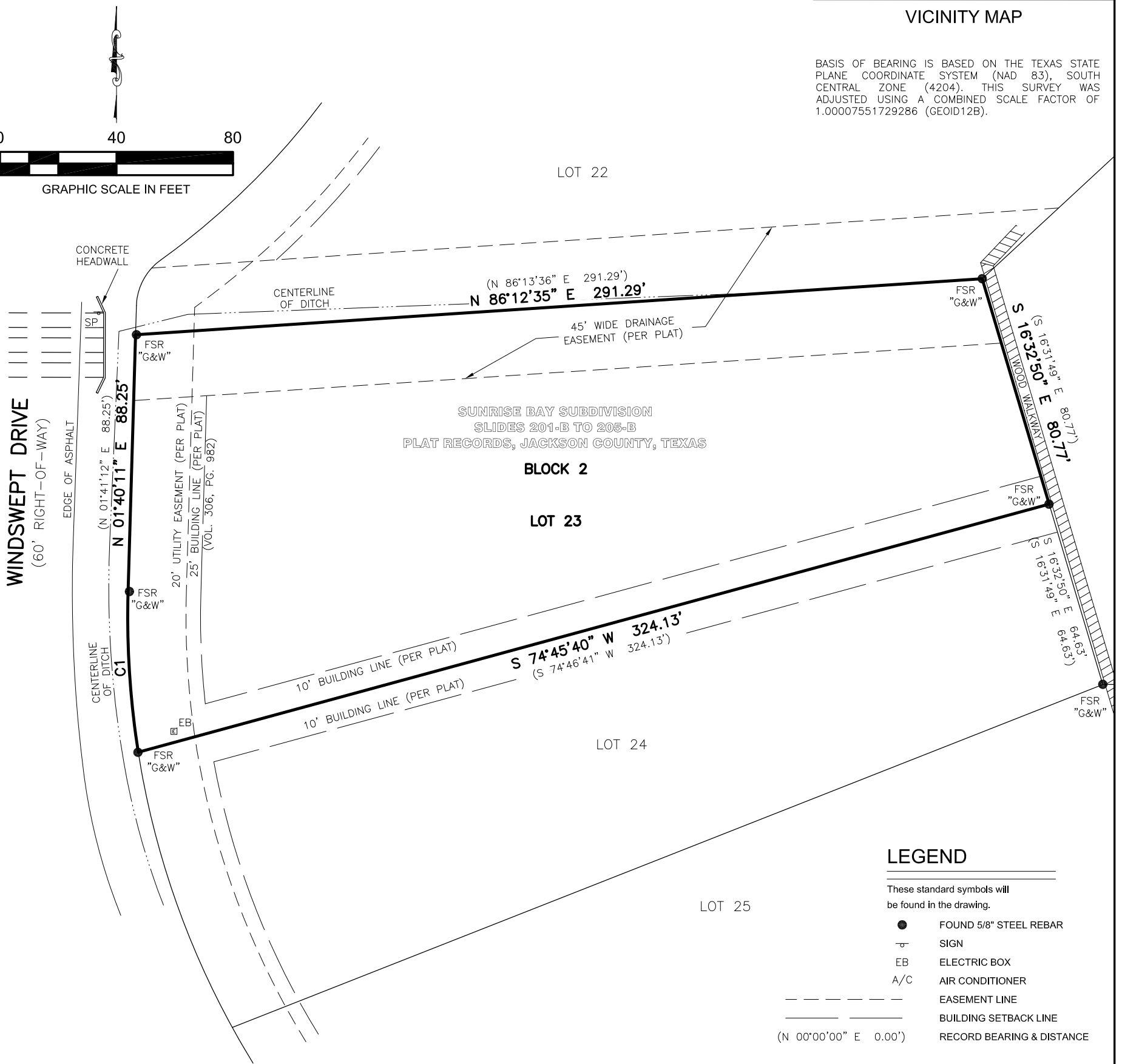
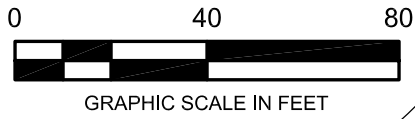
LOT SURVEY

LOT TWENTY-THREE (23), IN BLOCK TWO (2), OF SUNRISE BAY SUBDIVISION, A SUBDIVISION IN JACKSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AS SLIDES 201-B THROUGH 205-B, PLAT RECORDS OF JACKSON COUNTY, TEXAS.



VICINITY MAP

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 1.00007551729286 (GEOID12B).



LEGEND

- These standard symbols will be found in the drawing.
- FOUND 5/8" STEEL REBAR
 - ⊕ SIGN
 - EB ELECTRIC BOX
 - A/C AIR CONDITIONER
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - (N 00°00'00" E 0.00')
 - RECORD BEARING & DISTANCE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	298.99'	55.35'	10°36'24"	N 03°38'02" W	55.27'
(C1)	(298.99')	(55.35')	---	---	---

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON ON 10/05/2021, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR JACKSON COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48239C 0575D, MAP REVISED SEPTEMBER 17, 2014, THE SUBJECT PROPERTY IS LOCATED IN ZONE AE (EL 12) WHICH IS A SPECIAL FLOOD HAZARD AREA, BASE FLOOD ELEVATION DETERMINED.

SIGNED: Michael K. Williams 10/25/2021
 URBAN SURVEYING, INC.
 BY: MICHAEL K. WILLIAMS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS No. 6616



- Note:
- The referenced tract is subject to:
- Record Title Search Performed and Provided by Agents National Title Insurance, GF No. 21-06-2396.
 - Subject to Restrictive Covenants and/or Easements Recorded in:
 - Slides 201-B through 205-B, Plat Records, Jackson County, Texas. (Shown Hereon)
 - Volume 306, Page 982, Official Public Records, Jackson County, Texas. (Shown Hereon)
 - Volume 185, Page 617, Deed Records, Jackson County, Texas. (Does Not Affect)
 - Volume 243, Page 406, Deed Records, Jackson County, Texas. (Does Not Affect)
 - Volume 266, Page 430, Deed Records, Jackson County, Texas. (Does Not Affect)
 - Volume 289, Page 430, Deed Records, Jackson County, Texas. (Does Not Affect)
 - Volume 273, Page 571, Deed Records, Jackson County, Texas. (Does Not Affect)
 - Volume 288, Page 329, Deed Records, Jackson County, Texas. (Does Not Affect)
 - Volume 324, Page 55, Deed Records, Jackson County, Texas. (Does Not Affect)
 - Volume 257, Page 24, Deed Records, Jackson County, Texas. (Does Not Affect)
 - Volume 435, Page 118, Deed Records, Jackson County, Texas. (Does Not Affect)
 - Volume 441, Page 295, Deed Records, Jackson County, Texas. (Does Not Affect)
 - Volume 528, Page 440, Deed Records, Jackson County, Texas. (Does Not Affect)
 - Volume 534, Page 216, Deed Records, Jackson County, Texas. (Does Not Affect)
 - Volume 537, Page 250, Deed Records, Jackson County, Texas. (Does Not Affect)
 - Volume 560, Page 151, Deed Records, Jackson County, Texas. (Does Not Affect)
 - Volume 728, Page 118, Deed Records, Jackson County, Texas. (Does Not Affect)
 - Volume 335, Page 742, Deed Records, Jackson County, Texas. (Does Not Affect)



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.: S24743.00