

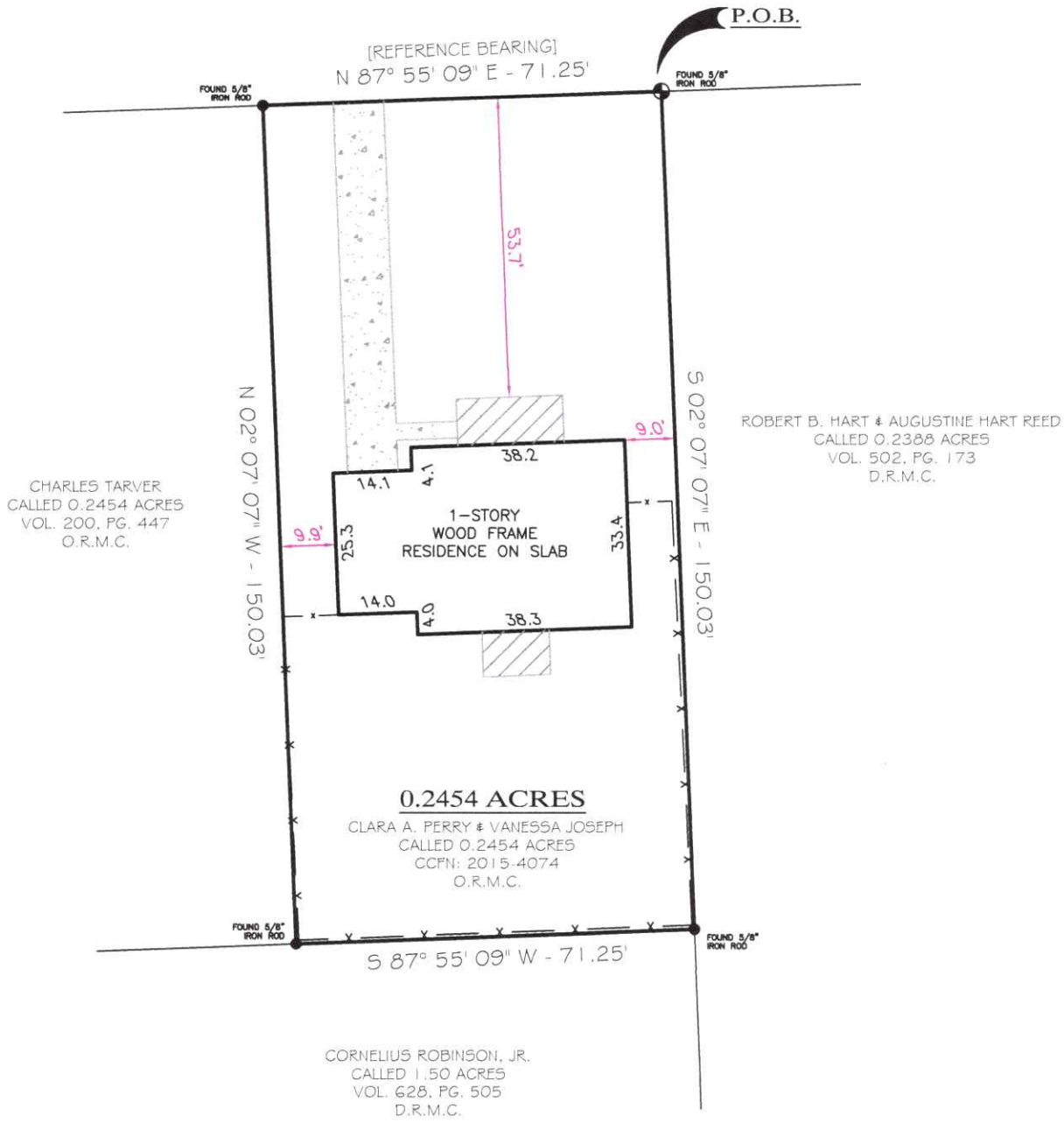


FIRM REGISTRATION NO. 10156700

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

**Surveying & Mapping  
LLC.**

# DUNCAN STREET



0.2454 ACRES  
**ELISHA HALL LEAGUE, A-45**

COMMUNITY NO: 458455 PANEL NO: 0255 SUFFIX: F\_ZONE: X\_BASE: N/A MAP REVISED: 01/15/21

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it 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.

**NOTES:**

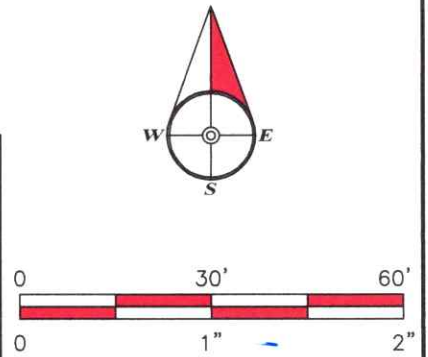
PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY,) INCLUDING THOSE IN THE CITY OF: BAY CITY  
1. BEARINGS ARE BASED ON THE NORTH LINE OF SUBJECT CALLED 0.2454 ACRE TRACT BEING N 87° 55' 09" E.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: SELECT TITLE  
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 012212467 DATED: 06/16/2023

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.

PREPARED EXCLUSIVELY FOR: SELECT TITLE

This is to certify that I have made an on the ground survey of the property located at:  
1214 DUNCAN STREET, IN THE CITY OF BAY CITY, TEXAS.  
Being a 0.2454 acre tract 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): BRANDIS SARICH

Drawn by: GKL  
Job No.: 2023-0652  
Request: SELECT  
Book No: 23PP201  
Scale: 1" = 50'  
Date: 07/26/2023

LEGEND	
	GRAVEL
	COVERED
	CONCRETE
	FENCE
	CONTROLLING MONUMENT
	UTILITY EASEMENT
	AERIAL EASEMENT
	BUILDING LINE
	RIGHT-OF-WAY
	IRON ROD
	IRON PIPE
	DRAINAGE ESMNT



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