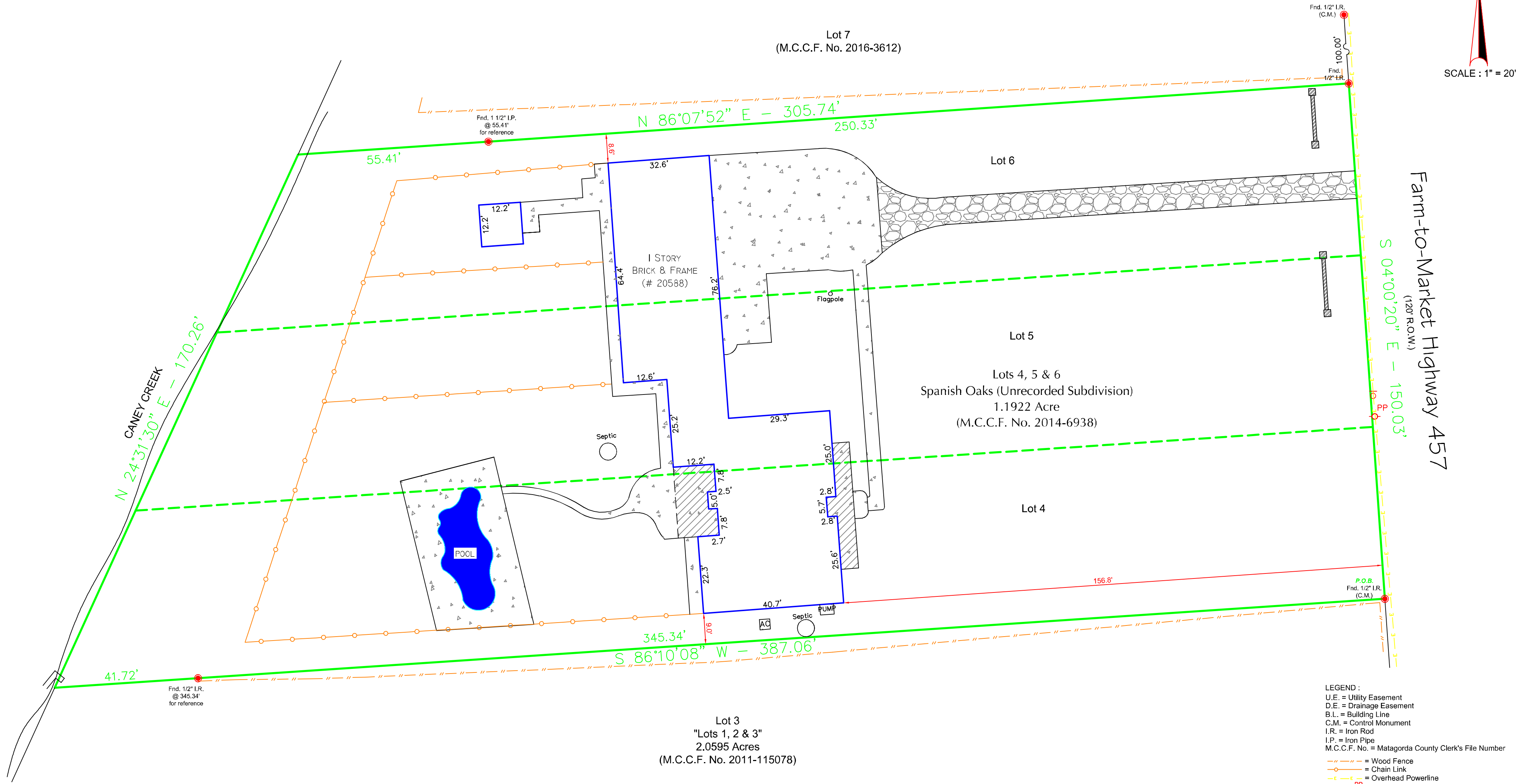
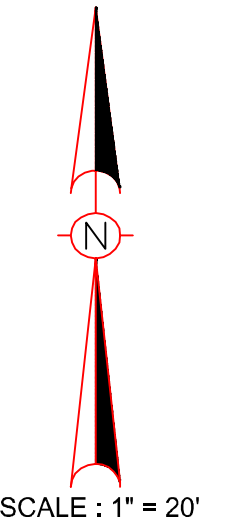


This property appears to be in the 100 year flood plain (Zone AE), as per insurance rate map 48321C0500 F, dated 01/15/2021.

This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may Flood.



LEGEND :
 U.E. = Utility Easement
 D.E. = Drainage Easement
 B.L. = Building Line
 C.M. = Control Monument
 I.R. = Iron Rod
 I.P. = Iron Pipe
 M.C.C.F. No. = Matagorda County Clerk's File Number
 --- = Wood Fence
 --- = Chain Link
 --- = Overhead Powerline
 PP = Power Pole

Lot 3
 "Lots 1, 2 & 3"
 2.0595 Acres
 (M.C.C.F. No. 2011-115078)

Notes :
 - Basis for Bearings: West R.O.W. line of Farm-to-Market Highway 457 per Matagorda County Clerk's File No. 2014-6938.
 - Distances shown are ground distances.
 - All abstracting done by title company.
 - All B.L.'s & U.E.'s taken from recorded plat unless otherwise noted.
 - Dimension ties from improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
 - Building dimensions may not be used to calculate square footage.
 - This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.



Barry D. Adkins
 11/24/2021
 For Daram Engineers, Inc.
 Barry D. Adkins, R.P.L.S. No. 6317

This survey is certified for this transaction only, is not transferable to additional institutions or subsequent owners. If this survey does not bear an original BLUE seal it is invalid and should not be relied upon for any purpose.

LOTS: 4, 5 & 6	SUBDIVISION: SPANISH OAKS, UNRECORDED SUBDIVISION	RECORDATION: M.C.C.F. No. 2014-6938
SURVEY: THOMAS WILLIAMS LEAGUE, ABSTRACT 107		COUNTY: MATAGORDA
ADDRESS: 20588 F.M. HIGHWAY 457	CITY: SARGENT	STATE: TEXAS ZIP CODE: 77414
TITLE COMPANY: ALAMO TITLE INSURANCE	G.F. # ATCH21113472	PROPOSED INSURED / BORROWER: JEFFREY SHADDIX
Daram Engineers, Inc. 11000 Richmond Avenue, Suite 300 Houston, Texas, 77042 (713) 528-1552 * Email: Info@daram.com		Field Crew: WW Drafter: NH Project #: S20217414-20588FM457