P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373 FIRM REGISTRATION NO. 10156700 Surveying & Mapping, LLC[PARENT TRACT] SARAH HELEN HINTON, LULA MAE HINTON, BUCKS BRYOU ROAD 5 66° 54' 00" W HELEN PARKER HINTON & DAVID BOYD HINTON FOUND CONC. CALLED 2.74 ACRES VOL. 511, PG. 727, O.R.M.C. FOUND CONC.
MONUMENT S 000 3 MARCOS C. & CHI-DIEM TRAN APARICIO 00 CALLED 0.5 | 0 ACRES CCFN: 2021-8030 O.R.M.C. m 205. .76 FOUND 1/2" CALLED SO TO SO SO SO ADOLFO ANGEL MORENO CALLED 0.36 ACRES CCFN: 2021-8122 66.20 OF 6 P.O.B O.R.M.C. (CALLED 152.59) SET 1/2" (A7.09) N 66° 00' 53" E SET 1/2" IRON ROD Z 000 SHARON & GAROLD FARIS CALLED 1.28 ACRES CCFN: 2008-89089 1-STORY 32' 00" (CALLED | WOOD FRAME RESIDENCE ON BLOCKS O.R.M.C. 1-STORY WOOD FRAME 0 <u>-</u> RESIDENCE \leq ON SLAB 7 0.5471 ACRES 00 SARAH HINTON & WILLIAM M. HILTON 03, CALLED 0.5607 ACRES VOL. 51, PG. 268, O.R.M.C. $\bar{\omega}$ CANE BELT RATLROAD SET 1/2" IRON ROD SET 1/2" N 61° 02' 00" W SET 1/2" IRON ROD 27.700.5471 ACRES I.&G.N.R.R. CO. SURVEY NO. 1, BLOCK 4, A-271 NOTES: COMMUNITY NO: 485455 PANEL NO: 0252 SUFFIX: F ZONE: X BASE: N/A MAP REVISED: 01/15/21 PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY,) INCLUDING THOSE IN I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it <u>IS NOT</u> THE CITY OF: BAY CITY 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 1) BEARINGS BASED ON THE NORTHEAST LINE OF CALLED 2.74 ACRE TRACT [PARENT], BEING - S 37' 54' 00" E. 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 100 are no encroachments, conflicts, or protrusions, except as shown. ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: BAY CITY ABSTRACT TITLE 0 ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 202204277 DATED: 04/29/2022 IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION. PREPARED EXCLUSIVELY FOR: BAY CITY ABSTRACT TITLE Borrower'(s): This is to certify that I have made an on the ground survey of the property located at: TEXAS 3204 BUCKS BAYOU ROAD IN THE CITY OF BAY CITY, TEXAS CURTNER VENTURES LLC OF Being a 0.547 | acre tract of land situated in the I. & G.N. R.R. Co. Survey No. 1, Block 4, Abstract REGISTERED 271, Matagorda County, Texas and being more fully described by metes and bounds attached hereto. Drawn by: <u>BWB</u> LEGEND CONTROLLING MONUMENT GEORGE K. LANE 3 ASPHALT Job No.: 2022-0480 • CORNER 6086 U.E. UTILITY EASEMENT
A.E. AERIAL EASEMENT
B.L. BUILDING LINE
C.O.W. RIGHT-OF-WAY
I.R. IRON ROD
I.P. IRON PIPE
END. EQUIND Request: BCAT POFESSIONAL SURVEYOR Book No: PP0 185 FENCE R.O.W. I.R. I.P. 1" = 50'Scale: George K. Lane, R.P.L.S. 05/04/2022 Date: CONCRETE FND. FOUND REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086