

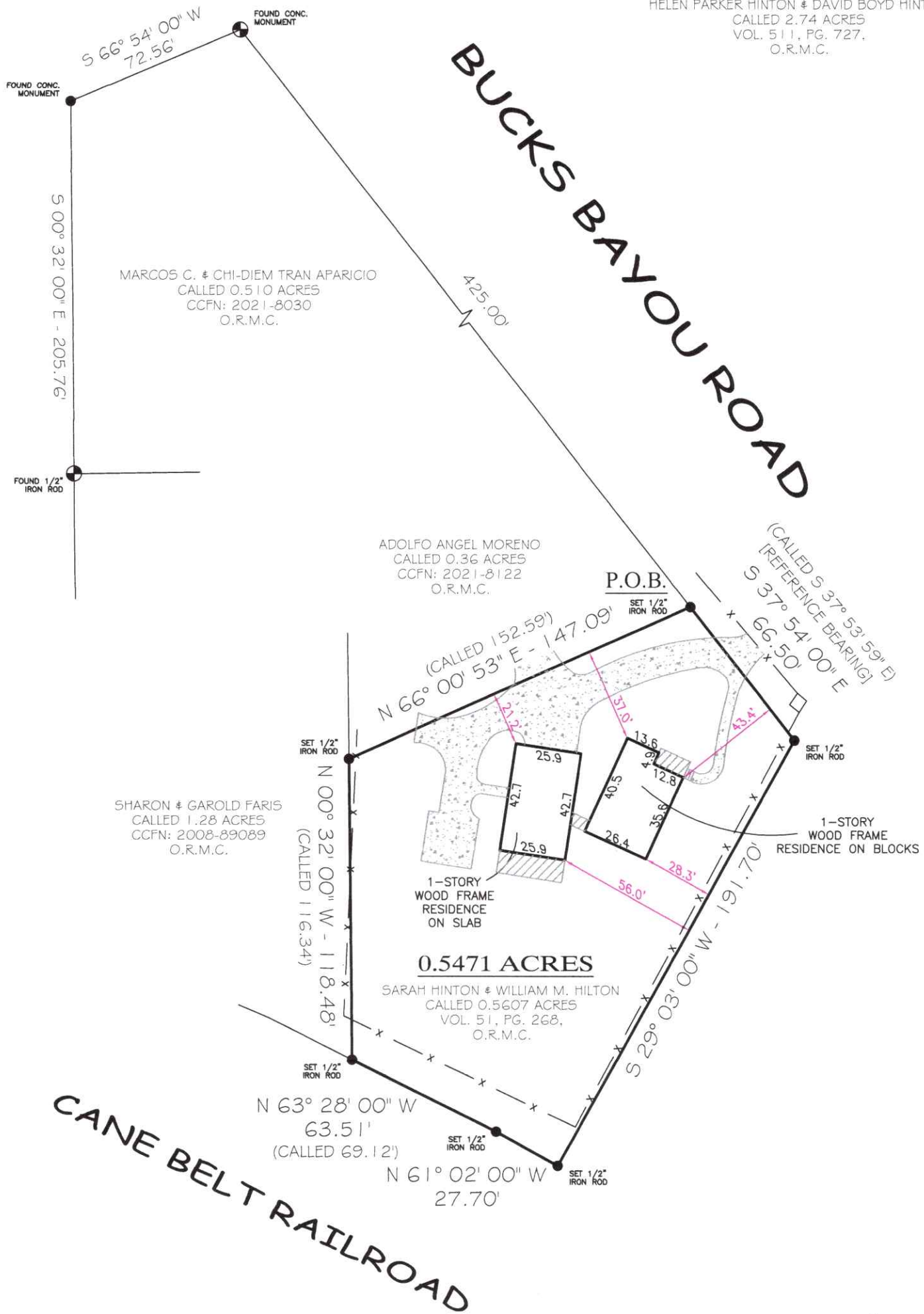


FIRM REGISTRATION NO. 10156700

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

Surveying & Mapping, LLC

[PARENT TRACT]
SARAH HELEN HINTON, LULA MAE HINTON,
HELEN PARKER HINTON & DAVID BOYD HINTON
CALLED 2.74 ACRES
VOL. 511, PG. 727,
O.R.M.C.



0.5471 ACRES
I.&G.N.R.R. CO. SURVEY NO. 1, BLOCK 4, A-271

COMMUNITY NO: 485455 PANEL NO: 0252 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 BASED ON THE NORTHEAST LINE OF CALLED 2.74 ACRE TRACT [PARENT], BEING - S 37° 54' 00" E.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: BAY CITY 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. 202204277 DATED: 04/29/2022

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: BAY CITY ABSTRACT TITLE
This is to certify that I have made an on the ground survey of the property located at:
3204 BUCKS BAYOU ROAD IN THE CITY OF BAY CITY, TEXAS.
Being a 0.5471 acre tract of land situated in the I. & G.N. R.R. Co. Survey No. 1, Block 4, Abstract 271, Matagorda County, Texas and being more fully described by metes and bounds attached hereto.

STATE OF TEXAS REGISTERED
GEORGE K. LANE
6086
PROFESSIONAL LAND SURVEYOR

Borrower(s):
CURTNER VENTURES LLC

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

Drawn by: BWB
Job No.: 2022-0480
Request: BCAT
Book No: PPO185
Scale: 1" = 50'
Date: 05/04/2022

LEGEND

- ASPHALT
- COVERED
- CONCRETE
- FENCE
- 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

