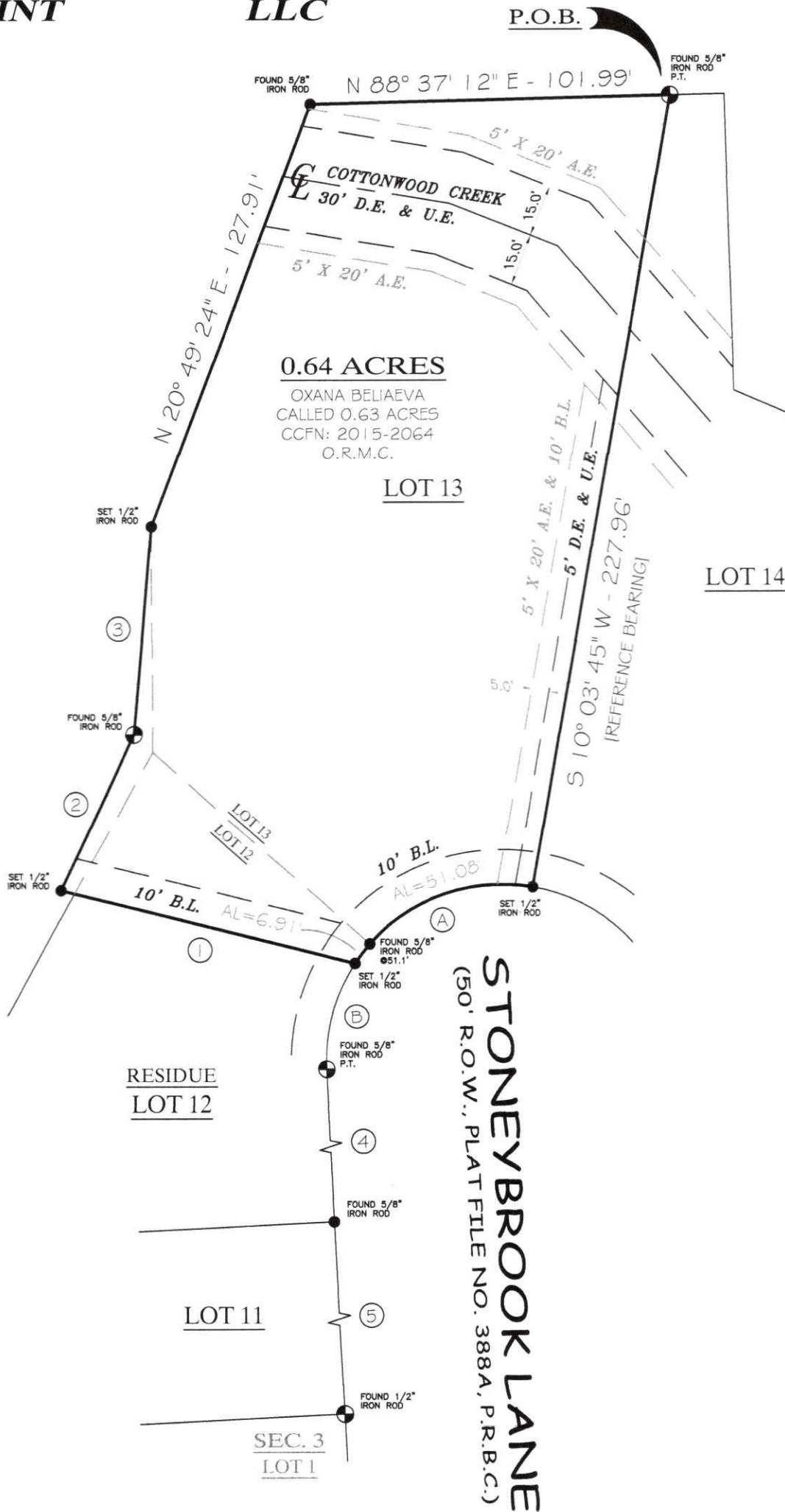




FIRM REGISTRATION NO. 10156700

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

**Surveying & Mapping,
LLC**



0.64 ACRES - CALLED 0.63 ACRES BEING A PART OF LOT 12 AND ALL OF LOT 13

VALHALLA, SEC. IV

COMMUNITY NO: 485455 PANEL NO: 0255 SUFFIX: F ZONE: AE BASE: 45.9' MAP REVISED: 01/15/21

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

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND MAY NOT CONSTITUTE ALL ENCUMBRANCES OF RECORD.

NOTES:

- PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY,) INCLUDING THOSE IN THE CITY OF: BAY CITY.
- 1) REFERENCE BEARING BASED ON THE COMMON LINE OF LOTS 13 & 14, BEING S $10^\circ 03' 45''$ W.
 - 2) BUILDING SETBACK LINES AND EASEMENTS PER PLAT & VOL. 112, PG. 7, D.R.M.C.
 - 3) DETACHED GARAGE BUILDING SET BACK LINES PER VOL. 112, PG. 7, D.R.M.C., ARE AS FOLLOWS: 75' FRONT; 5' SIDES.

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: TILSON HOMES

This is to certify that I have made an on the ground survey of the property located at: 4 STONEYBROOK LANE IN THE CITY OF BAY CITY, TEXAS. Being 0.64 acres, (called 0.63 acres), situated in the Elisha Hall League, A-45, Matagorda County, Texas and being a portion of Lot 12 and all of Lot 3 of Valhalla Subdivision, Section 4, according to the plat thereof filed as Plat No. 388A, of the Plat Records of Matagorda County, Texas and being more fully described by metes and bounds attached hereto.

Drawn by: SPP/ASMF
Job No.: 2024-0039
Request: TILSON HOMES
Book No: PPO206
Scale: 1" = 40'
Date: 02/08/2024

LEGEND

ASPHALT
COVERED
CONCRETE
WOOD FENCE
CHAIN-LINK
IRON FENCE

CONTROLLING MONUMENT
U.E. UTILITY EASEMENT
A.E. AERIAL EASEMENT
B.L. BUILDING LINE
R.O.W. RIGHT-OF-WAY
S.E. SEWER EASEMENT
I.P. IRON PIPE
FND. FOUND



Borrower(s):

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