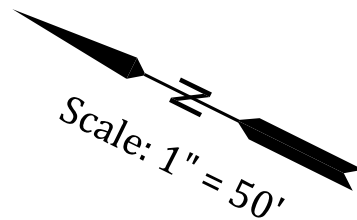


Caney

Creek

Note:

1. This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of any discrepancy between the fences, improvements and actual property lines as shown on the survey plat.
2. This property is subject to the rights of the public to any area located within a public roadway, street or alley.
3. Fences are shown in their general locations and may not represent an exact location of the entire fence. This may not be a complete inventory of fences.
4. This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
5. This survey is valid for this transaction only.
6. Title: No commitment was provided to Surveyor. No attempt was made by Surveyor to independently research or locate easements that may or may not affect Subject Tract.
7. Property owners must call the pipeline's owner or an official notification center for a precise physical location of all pipelines.
8. This property may be subject to the changes in boundary caused by forces of erosion, avulsion and/or accretion of waterways.



Survey Plat

PROPERTY LOCATION: 246 COUNTY ROAD NO. 206 - SARGENT, TX 77414

LOTS TWO HUNDRED FORTY-SIX (246) AND TWO HUNDRED FORTY-SEVEN (247), CANEY CREEK ESTATES SUBDIVISION NO. ONE, MATAGORDA COUNTY, TEXAS, AS PER PLAT THEREOF, RECORDED IN SLIDE: 143A, OF THE MATAGORDA COUNTY PLAT CABINET RECORDS.

The undersigned does hereby certify that this survey was this day made, under my supervision, on the ground, of the property legally described hereon and is correct.

NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

Flood Hazard Boundary Information:

Property is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "VE", Map No. 48321C0500 F, dated JANUARY 15, 2021. Property IS in the area subject to inundation by the 1% annual chance flood event, a.k.a. the 100 Year Flood Plain, as designated on FEMA's National Flood Insurance Program Flood Insurance Rate Map. The National Flood Insurance Program FIRM is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources, or all planimetric features outside Special Flood Hazard Areas. This flood statement does not imply that the property and/or structures located thereon will be free from flooding or flood damage. The flood hazard area is subject to change as detailed studies occur and/or watershed or channel conditions change. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Dated: April 11, 2024

Robert W. Kolacny
Registered Professional Land Surveyor No. 5319
Ph. (979) 532-8056

