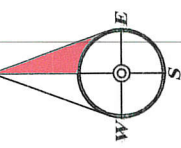
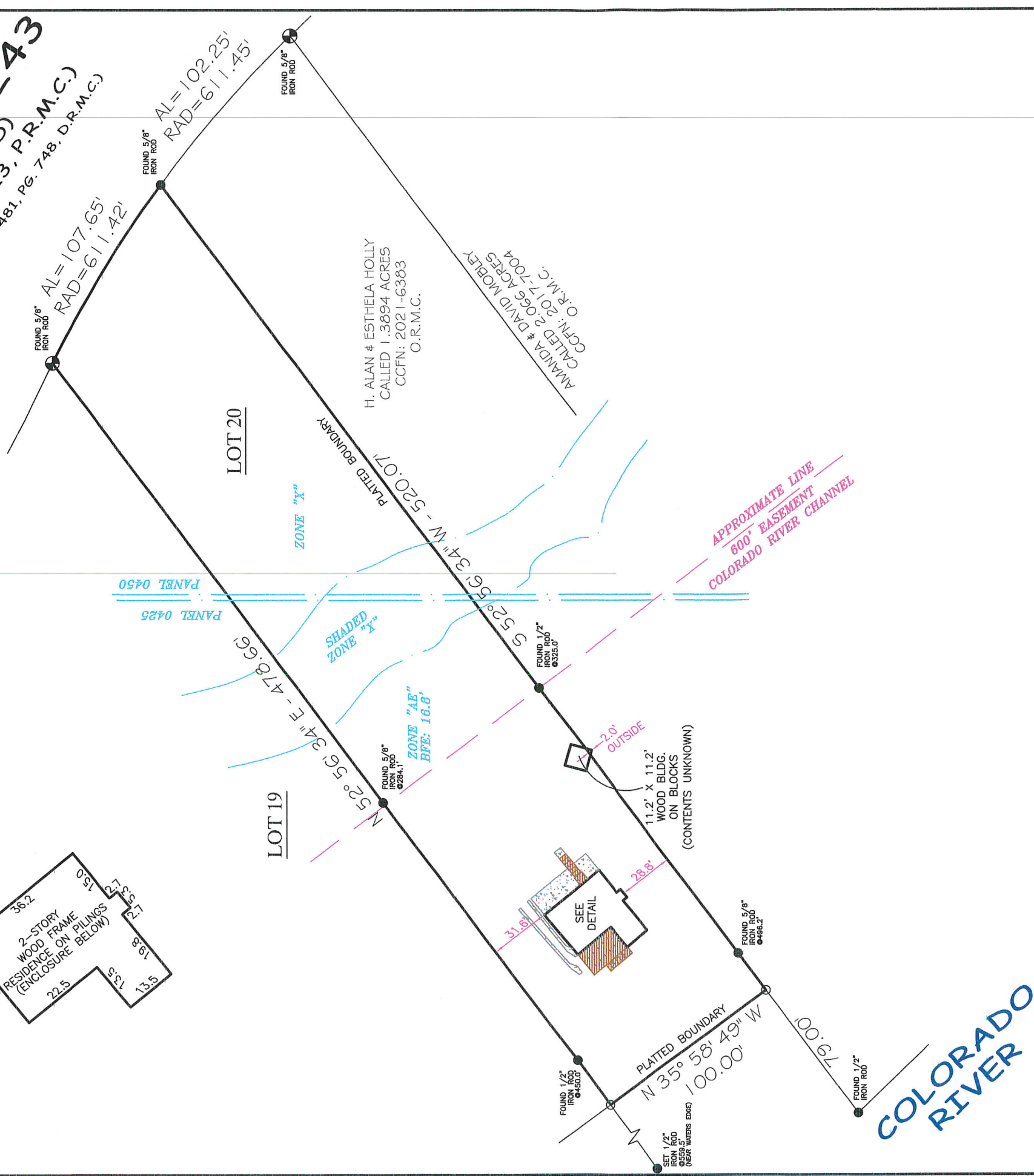
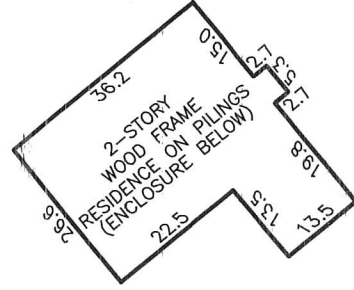


FIRM REGISTRATION NO. 10156700  
**Surveying & Mapping**  
**LLC**

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

**COUNTY ROAD 243**  
 (A.K.A. SELKIRK ROAD)  
 (60' R.O.W. VOL. 6, PG. 23, P.R.M.C.)  
 (PRIVATE ROAD EASEMENT VOL. 481, PG. 748, D.R.M.C.)

**HOUSE DETAIL**  
 NOT DRAWN TO SCALE



COMMUNITY NO: 485489 PANEL NO: 425/450 SUFFIX: F\_ZONE\*AE BASE: 16.8' 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 herein 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. **\*PANELS AND FLOOD ZONE DETERMINATIONS AS SHOWN ABOVE.**

**NOTES:**  
 1) PLAT STATES LOT SHALL HAVE INDEPENDENT BUILDING LINES TO BE SELECTED BY OWNER AND APPROVED BY AUTHORITY OF SELKIRK ISLAND, CORP EXERCISING ARCHITECTURAL CONTROL.  
 2) GLO RECOGNIZES THE END OF STATE BOUNDARY AND PRIVATE LAND TO BE WATER'S EDGE AND/OR BULKHEAD.  
 3) BEARINGS ARE BASED ON THE COMMON LINE OF LOT 19 & 20, BEING - N 52° 56' 34" E.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: NORTH STAR TITLE  
 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 2504-01934-LM DATE: 04/14/2025

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: NORTH STAR TITLE  
 This is to certify that I have made an on the ground survey of the property located at: 414 COUNTY ROAD 243 (A.K.A. SELKIRK ROAD) NEAR THE CITY OF MATAGORDA, TEXAS.  
Lot 20, Selkirk Island, Section 1, a private street subdivision of 47.5495 acres in the Luke Lessasser League, Abstract 158, and the William Selkirk Survey, Abstract 84, in Matagorda County, Texas, according to the Map or Plat thereof recorded in Volume 6, Pages 23-25 of the Plat Records of Matagorda County, Texas.



Drawn by: ASMF  
 Job No.: 2025-0281  
 Request: ALAN HOLLY  
 Book No: P0218  
 Scale: 1" = 60'  
 Date: 04/11/2025

LEGEND	
	GRAVEL
	COVERED
	CONCRETE
	CORNER
	U.L.E. UTILITY EASEMENT
	A.L.E. AERIAL EASEMENT
	B.L. BUILDING LINE
	R.O.W. RIGHT-OF-WAY
	I.P. IRON PIPE
	D.E. DRAINAGE F'SMNT

Borrower(s): ALAN HOLLY  
ESTHELA HOLLY

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