



Notes :
 - Any property research was done by the title company identified hereon, if any. Restrictions shown have been taken from the title commitment if provided and/or the recorded plat. This property may be subject to other recorded and unrecorded restrictions. Neither DaRam Engineers, Inc., nor Barry D. Adkins, R.P.L.S., have made any independent investigation or search and shall not be responsible for identifying or showing any restrictions of any kind other than those identified by the title commitment or plat, including but not limited to building lines, easements, deed restrictions, rules, ordinances, laws or building codes, whether private, municipal, city, county, state or federal, nor do they warrant the accuracy of any information provided by the title company.
 - Basis for Bearings: Record plat.
 - Distances shown are ground distances.
 - Dimension ties from improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
 - Building dimensions may not be used to calculate square footage.

LEGEND :
 U.E. = Utility Easement
 Maint. Esmt. = Maintenance Easement
 B.L. = Building Line
 I. R. w / Cap = Iron Rod with Cap
 I.R. = Iron Rod
 C.M. = Control Monument
 -E -E- = Overhead Powerline
 PP = Power Pole
 [ELEC] = Electric Meter

I hereby certify that this survey was this day made on the ground, under my supervision, and represents the property legally described hereon. Based upon the facts found at the time of the survey and the exceptions identified in the title commitment provided, to the best of my knowledge, there are no visible encroachments, apparent on the ground, except as shown.

Barry D. Adkins 06/05/2025

For DaRam Engineers, Inc.
 Barry D. Adkins, R.P.L.S. No. 6137

This survey is certified for this transaction only, is not transferable to additional institutions or subsequent owners. If this survey does not bear an original BLUE seal it is invalid and should not be relied upon for any purpose.

This property appears to be in the 100 year flood plain (Zone AE); as per insurance rate map 48321C0500 F, dated 01/15/2021.

This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may Flood.

LOT: 98	BLOCK: 5	SUBDIVISION: DOWNEY'S CANEY CREEK CLUB	SECTION: 3
RECORDATION: VOLUME 4, PAGE 23 OF THE PLAT RECORDS			COUNTY: MATAGORDA
ADDRESS: 976 COUNTY ROAD NO. 202		CITY: SARGENT	STATE: TEXAS
		ZIP CODE: 77414	

This survey was performed without benefit of a title commitment and may not show all deed restrictions, easements, building lines and other matters of record.



Survey firm #: 10194492
 Engineering firm #: F-9503

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Field Crew: WW
 Drafter: RH
 Project #: S202577414-CR202_976