



FIRM REGISTRATION NO. 10156700

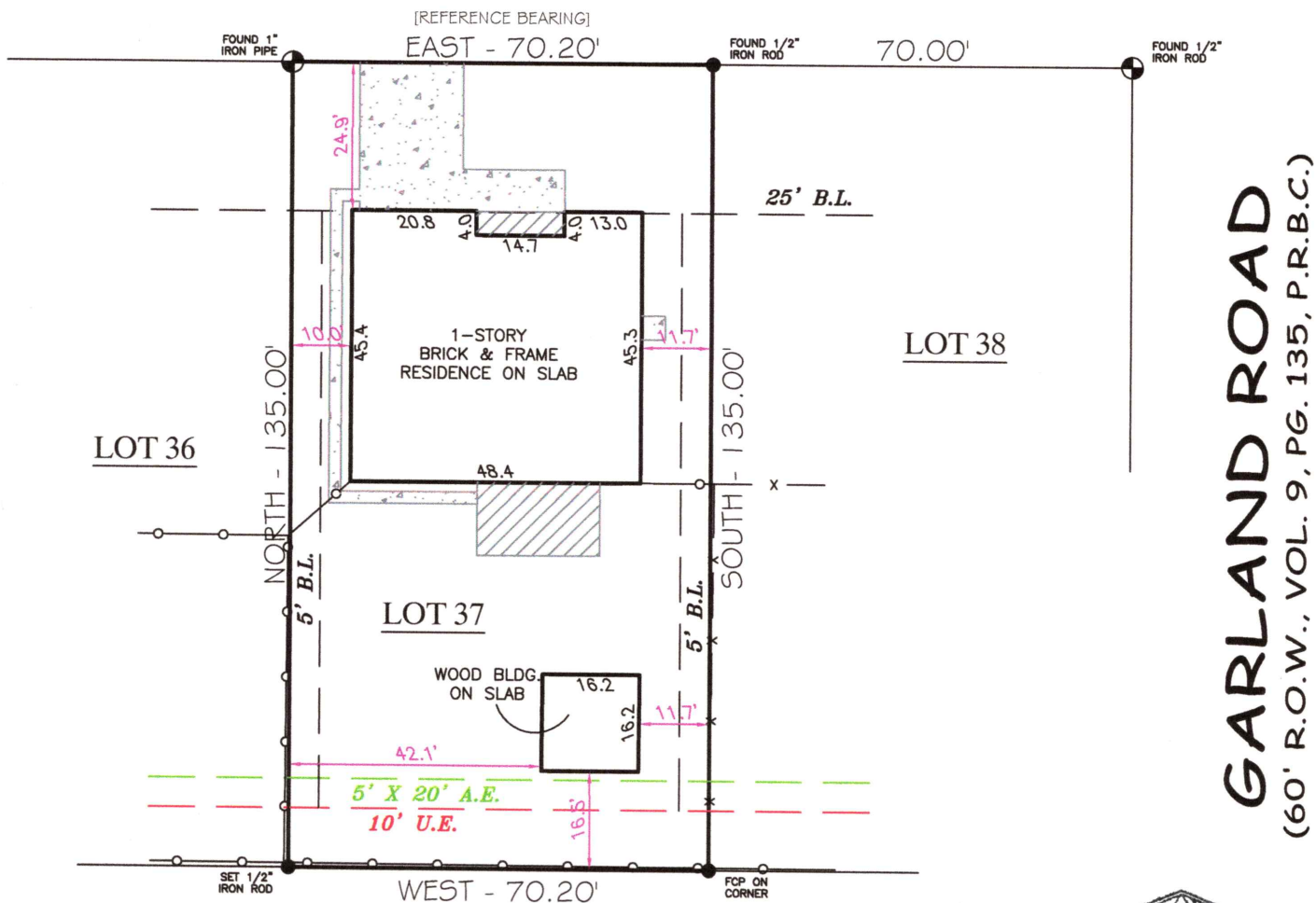
P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373

Surveying & Mapping, LLC



# TALISMAN STREET

(60' R.O.W., VOL. 9, PG. 135, P.R.B.C.)



GARLAND ROAD  
(60' R.O.W., VOL. 9, PG. 135, P.R.B.C.)

INWOOD S/D  
SECTION III  
VOL. 15, PG. 171 D.R.B.C.  
BLOCK 5



## LOT 37, BLOCK 1 (PARK PLACE) SOUTH SHADY OAKS S/D

COMMUNITY NO: 485484 PANEL NO: 0620 SUFFIX: K\_ZONE: X\_BASE: N/A MAP REVISED: 12/30/20

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: LAKE JACKSON
- 1) BUILDING LINES AND EASEMENTS PER PLAT & VOL. 865, PG. 787, D.R.B.C.
- 2) BEARINGS BASED ON THE NORTH LINE OF LOTS 37 THRU 38, BEING - EAST.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: GREAT AMERICAN TITLE  
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. 2509342 DATED: 12/12/2024

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: GREAT AMERICAN TITLE

This is to certify that I have made an on the ground survey of the property located at:  
136 TALISMAN STREET IN THE CITY OF LAKE JACKSON, TEXAS.  
Lot 37, in Block 1, of SOUTH SHADY OAKS SUBDIVISION (Park Place), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded in Volume 9, Page 135 of the Plat Records of Brazoria County, Texas.

Borrower(s):

MYRIAD INTERNATIONAL PARTNERS, LLC.

Drawn by: ASMF  
Job No.: 2025-0021  
Request: GATCO  
Book No: PPO215  
Scale: 1" = 30'  
Date: 01/17/2025

LEGEND	
	ASPHALT
	COVERED
	CONCRETE
	CHAIN-LINK
	WOOD FENCE
	IRON 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

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