SURVEY PLAT PREPARED FOR
JESUS SANCHEZ AND AMY SANCHEZ
4707 FM No. 3012
WHARTON, Co. 77488

OF LOT FIFTY-FIVE (55), CANEY TRAILS, SECTION II, A SUBDIVISION IN THE BARTLETT SIMS 1/2 LEAGUE, ABSTRACT No. 57 AND THE JAMES COCHRANE 1/4 LEAGUE, ABSTRACT No. 15, WHARTON COUNTY, TEXAS, AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME 1, PAGE 77 OF WHARTON COUNTY PLAT BOOK RECORDS AND RE-FILED IN SLIDE 105B OF THE WHARTON COUNTY PLAT CABINET RECORDS, BEING THAT REAL PROPERTY SPECIFICALLY DESCRIBED IN A DEED DATED JUNE 8, 1992 FROM GAYLAN SEGREST AND WIFE, DIANE TO MICKEY REYNOLDS AND WIFE, VICKI, RECORDED IN VOLUME 21, PAGE 406 OF THE OFFICIAL DEED RECORDS OF WHARTON COUNTY, TEXAS.



All matters appearing hereon, including any encroachments or protrusions, have been reviewed and accepted by the undersigned.

By: Jesus J. Sanchez, By Nicki Ryan Sanchez, attorney in fact Date: 7-27-2020

By: Amy Sanchez Date: 07/27/2020

The undersigned does hereby certify that this survey was this day made on the ground under my supervision on July 13 and 15, 2020 of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, encroachments, overlapping of improvements, apparent easements, or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown.

Witness my hand July 16, 2020.

W. E. Wilson (W. E. Wilson)
Registered Professional Land Surveyor No. 4652
9226 Needville Fairchilds
Needville, Texas, 77461
(979) 793-3428
gps01@comcast.net

TITLE COMMITMENT NOTE: This Survey reflects and is limited to matters of record affecting this tract as called out on FIRST NATIONAL INSURANCE COMPANY. Title Commitment G.F. No. 022013756, effective date June 12, 2020 at 8:00 am, issued June 29, 2020 at 8:00 am.

NOTE: FLOOD PLAIN DATA; This tract is in Zone X (Shaded) 0.2 PCT Annual Chance Flood Hazard, per FEMA Panel No. 48481C0370 F, effective date 12/21/2017.

DETAIL
NOT TO SCALE

THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

FLOOD HAZARD BOUNDARY INFORMATION:
PROPERTY IS IN FLOOD HAZARD BOUNDARY ZONE "B"
NO. 0220-C DATED APRIL 18, 1983. IMPROVED
FLOOD PLAIN.

DATED THIS THE 5TH