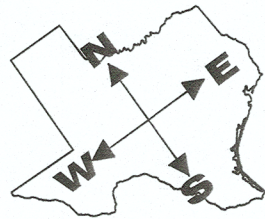


SURVEY OF
LOT NO. 1
BALINESE FLATS
CITY OF PORT ARANSAS
VOLUME 64, PAGE 9
MAP RECORDS
NUECES COUNTY
TEXAS.



SCALE 1" = 20'
FEBRUARY 27, 2024

Filename: 240227d3

Prepared For:
Marcus Starkey

PLAT BEARING USED FOR DIRECTIONAL CONTROL
UNLESS OTHERWISE SHOWN.

THIS IS TO CERTIFY THAT I HAVE CONSULTED
THE FEDERAL FLOOD HAZARD MAP DATED
10.13.22 AND FOUND THAT THE
PROPERTY DESCRIBED HEREIN IS (OR)
IS NOT X LOCATED IN A "SPECIAL FLOOD
HAZARD AREA."

ZONE X BASE ELEVATION NA
PANEL NO. 0380G
COMMUNITY NO. 485498

THIS INFORMATION IS BASED ON SCALING THE
LOCATION OF THIS SURVEY ON THE FEMA MAP, AND IS
INTENDED TO BE USED TO DETERMINE INSURANCE
RATES ONLY, AND NOT TO IDENTIFY SPECIFIC
FLOODING CONDITIONS.

5/8" STEEL REBAR FOUND OR SET AT ALL PROPERTY
CORNERS UNLESS OTHERWISE SHOWN.
ALL SET RODS ARE CAPPED WITH
GRIFFITH AND BRUNDRETT.

SURVEYOR HAS MADE NO INVESTIGATION OR
INDEPENDENT SEARCH FOR EASEMENTS OF
RECORD, ENCUMBRANCES, RESTRICTIVE
COVENANTS OR OWNERSHIP OF TITLE
EVIDENCE. SURVEYOR DID NOT REVIEW
EXCEPTIONS IN SCHEDULE "B" OF THE TITLE
COMMITMENT TO DETERMINE WHETHER THEY DO
OR DO NOT AFFECT SUBJECT PROPERTY

THIS SURVEY IS IN VIOLATION OF "COPYRIGHT LAWS"
IF NOT ACCOMPANIED BY ORIGINAL SEAL AND
SIGNATURE.

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SURVEYOR'S ORIGINAL SEAL AND SIGNATURE
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OR CHANGED WITHOUT THE SURVEYOR'S KNOWLEDGE.

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COPYRIGHT LAWS, TITLE 17, UNITED STATES CODE
SECTIONS 101 AND 102. ALL VIOLATORS WILL BE
PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

I, J. L. BRUNDRETT, JR., A REGISTERED
PROFESSIONAL LAND SURVEYOR IN THE STATE OF
TEXAS, DO HEREBY CERTIFY THAT THE PLAT
CORRECTLY SHOWS A SURVEY ON THE GROUND OF
THE FOREGOING PROPERTY AND THAT THERE ARE
NO VISIBLE EASEMENTS, ENCROACHMENTS OR
PROTRUSIONS (EXCEPT AS SHOWN HEREON.)

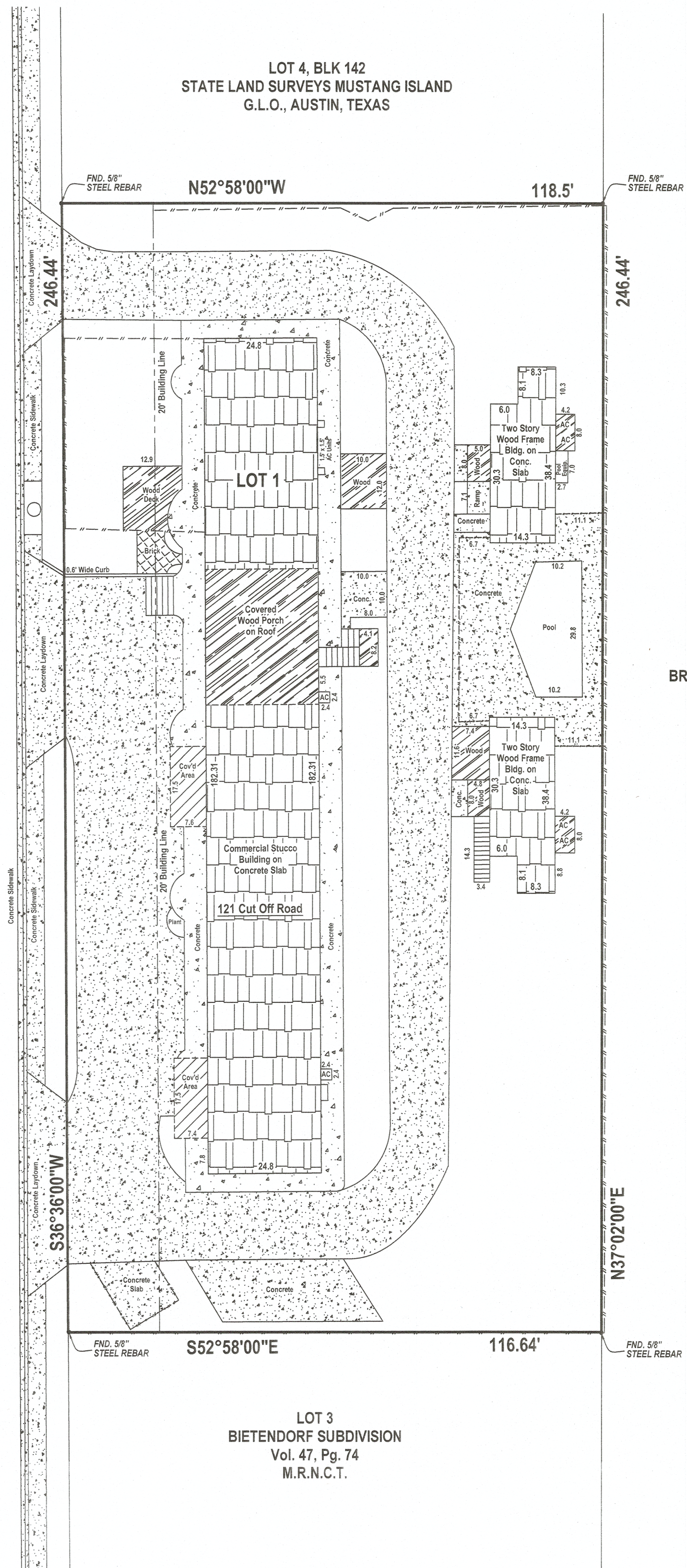
J. L. BRUNDRETT, JR., R.P.L.S. REG. NO. 2133
TYPE 2 SURVEYOR REG. NO. F-414



Griffith & Brundrett
Surveying & Engineering, Inc.

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361-729-6479 361-729-7933
jerry@griffithandsurvey.com www.gbsurveyor.com

LOT 4, BLK 142
STATE LAND SURVEYS MUSTANG ISLAND
G.L.O., AUSTIN, TEXAS



BROWNSVILLE BANANA
COMPANY
SUBDIVISION
VOL. 59, PG. 164
M.R.N.C.T.