

LEGAL DESCRIPTION

SURVEY OF LOT NO. 10
SAND KEY SUBDIVISION UNIT 2
CITY OF PORT ARANSAS
VOLUME 60, PAGE 63
MAP RECORDS NUECES COUNTY, TEXAS.

SCALE 1" = 20' JANUARY 22, 2021

Filename: 210122d5

Borrower: Mangold Realty Holdings, LP
Title Co: Texas National Title/Port Aransas
GF: TFA2_102059
Lender: American Bank NA

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD HAZARD MAP DATED 9.30.92, AND FOUND THAT THE PROPERTY DESCRIBED HEREIN IS (OR) IS NOT X LOCATED IN A "SPECIAL FLOOD HAZARD AREA".
ZONE "X", BASE ELEVATION N/A, PANEL NO. 0006F, 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.

PLAT BEARING USED FOR DIRECTIONAL CONTROL UNLESS OTHERWISE SHOWN.

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.

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

COPYRIGHT NOTICE

ANY COPY OF THIS DRAWING MUST BEAR THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK OR THE DRAWING IS AN UNAUTHORIZED REPRODUCTION WHICH MAY HAVE BEEN ALTERED OR CHANGED WITHOUT THE SURVEYOR'S KNOWLEDGE OR CONSENT.

THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17, UNITED STATES CODE SECTIONS 101 & 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

COPYRIGHT

January 22, 2021

I, J. L. Brundrett, Jr., A Registered Professional Land Surveyor
In the State of Texas, do hereby certify to the named recipients
that this plat drawing correctly reflects the results of an on the
ground survey conducted by me or under my supervision on the
foregoing property and that there are no visible easements,
intrusions, or protrusions (except as shown hereon).

J.L. BRUNDRETT, JR., R.P.L.S. REG. NO. 2133
TBPLS FIRM NO. 10004800; TBPE FIRM NO. R-414

Griffith & Brundrett
Surveying & Engineering, Inc.

411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381

☎: 361-729-6479
☎: 361-729-7933
✉: jerryb@gbsurveyor.com
🌐: www.gbsurveyor.com

