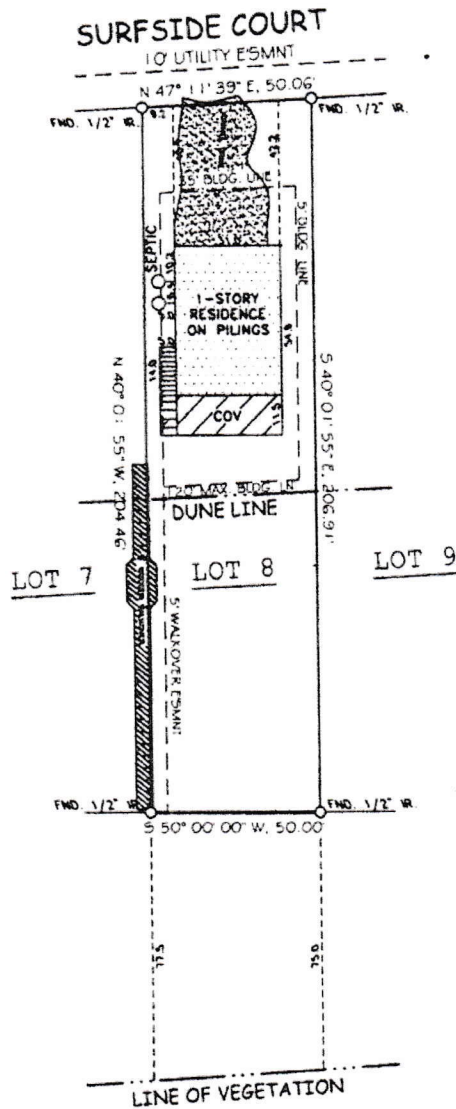


BRAZORIA COUNTY
WOODLAND PARK



Buyers: Jose Lugo

GULF OF MEXICO

Jose Lugo



HAGAN SURVEYING

1420 OLD ANGLETON ROAD, CLUTE, TEXAS 77551 979-265-5887 1-800-480-3456

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this day, made a careful and accurate survey on the ground of the property located at

107 SURFSIDE COURT IN THE VILLAGE OF SURFSIDE, TEXAS.

Lot Eight (B), Surfside Estates, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 24, Page 274, of the Plat Records of Brazoria County, Texas.

COMMUNITY NO: 481266 PANEL NO: 0785 SUFFIX: 1 ZONE: VE BASE: 15' MAP REVISED: 5-4-92

I have consulted the M&D-PH Flood Hazard Boundary Map in the above described property and it is a designated flood hazard area. The plat herein 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 encroachments being within the boundaries of the property, set back and distance from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

Scale 1" = 40' GF No. 06-50204778 Field Work: JB

Date 05-12-06 Request: Alamo Title Drawn by: *Max L. Hagan*

Max L. Hagan
Max L. Hagan, Civil Engineer, RPLS

REGISTERED PROFESSIONAL ENGINEER NO. 9841 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 937

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077
Expires December 31, 2005

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION			For Insurance Company Use:
BUILDING OWNER'S NAME Boardwalk Land Development, Inc.		Policy Number	
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 107 Surfside Court		Company NAIC Number	
CITY Village of Surfside	STATE Texas	ZIP CODE 77541	
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 8 Surfside Estates			
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) Residential			
LATITUDE/LONGITUDE (OPTIONAL) (##°-##'-##"##" or ##°####'")		HORIZONTAL DATUM: SOURCE: <input type="checkbox"/> GPS (Type): <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983 <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other:	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

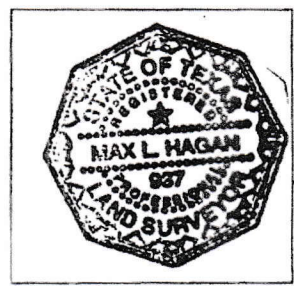
B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER Village of Surfside 481266		B2. COUNTY NAME BRAZORIA COUNTY		B3. STATE TEXAS	
B4. MAP AND PANEL NUMBER 0785	B5. SUFFIX 	B6. FIRM INDEX DATE 6-5-89	B7. FIRM PANEL EFFECTIVE/REVISED DATE 5-4-92	B8. FLOOD ZONE(S) VE	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 13' and 15"

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.
 FIS Profile FIRM Community Determined Other (Describe):
 B11. Indicate the elevation datum used for the BFE in B9: NGVD 1929 NAVD 1983 Other (Describe):
 B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No Designation Date

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.
 C2. Building Diagram Number 5 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
 C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO
 Complete items C3.-a-i below according to the building diagram specified in item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.
 Datum Conversion/Comments:
 Elevation reference mark used Does the elevation reference mark used appear on the FIRM? Yes No
 o a) Top of bottom floor (including basement or enclosure) 18.6 ft.(m)
 o b) Top of next higher floor N/A ft.(m)
 o c) Bottom of lowest horizontal structural member (V zones only) 16.6 ft.(m)
 o d) Attached garage (top of slab) N/A ft.(m)
 o e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area) 18.1 ft.(m)
 o f) Lowest adjacent (finished) grade (LAG) 6.8 ft.(m)
 o g) Highest adjacent (finished) grade (HAG) 7.2 ft.(m)
 o h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade N/A
 o i) Total area of all permanent openings (flood vents) in C3.h N/A sq. in. (sq. cm)

License Number, Embossed Seal, Signature, and Date



SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
 I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.
 I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.
 CERTIFIER'S NAME **Max L. Hagan** LICENSE NUMBER No. **937**

TITLE Reg. Professional Land Surveyor	COMPANY NAME Max Hagan Surveying & Engineering		
ADDRESS P.O. BOX 452	CITY Lake Jackson	STATE TX	ZIP CODE 77566
SIGNATURE <i>Max L. Hagan</i>	DATE February 8, 2005	TELEPHONE 979-265-5887	

IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:
BUILDING STREET ADDRESS (including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 107 Surfside Court			Policy Number
CITY Village of Surfside	STATE Texas	ZIP CODE 77541	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete Items E1 through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

- E1. Building Diagram Number ___ (Select the building diagram most similar to the building for which this certificate is being completed – see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
- E2. The top of the bottom floor (including basement or enclosure) of the building is ___ ft.(m) ___ in.(cm) above or below (check one) the highest adjacent grade. (Use natural grade, if available).
- E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is ___ ft.(m) ___ in.(cm) above the highest adjacent grade. Complete items C3.h and C3.i on front of form.
- E4. The top of the platform of machinery and/or equipment servicing the building is ___ ft.(m) ___ in.(cm) above or below (check one) the highest adjacent grade. (Use natural grade, if available).
- E5. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?
 Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, C (Items C3.h and C3.i only), and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, C, and E are correct to the best of my knowledge.*

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME

ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

SIGNATURE _____ DATE _____ TELEPHONE _____

COMMENTS

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

- G1. The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED
-------------------	------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building is: _____ ft.(m) Datum: _____

G9. BFE or (in Zone AO) depth of flooding at the building site is: _____ ft.(m) Datum: _____

LOCAL OFFICIAL'S NAME _____ TITLE _____

COMMUNITY NAME _____ TELEPHONE _____

SIGNATURE _____ DATE _____

COMMENTS

Check here if attachments