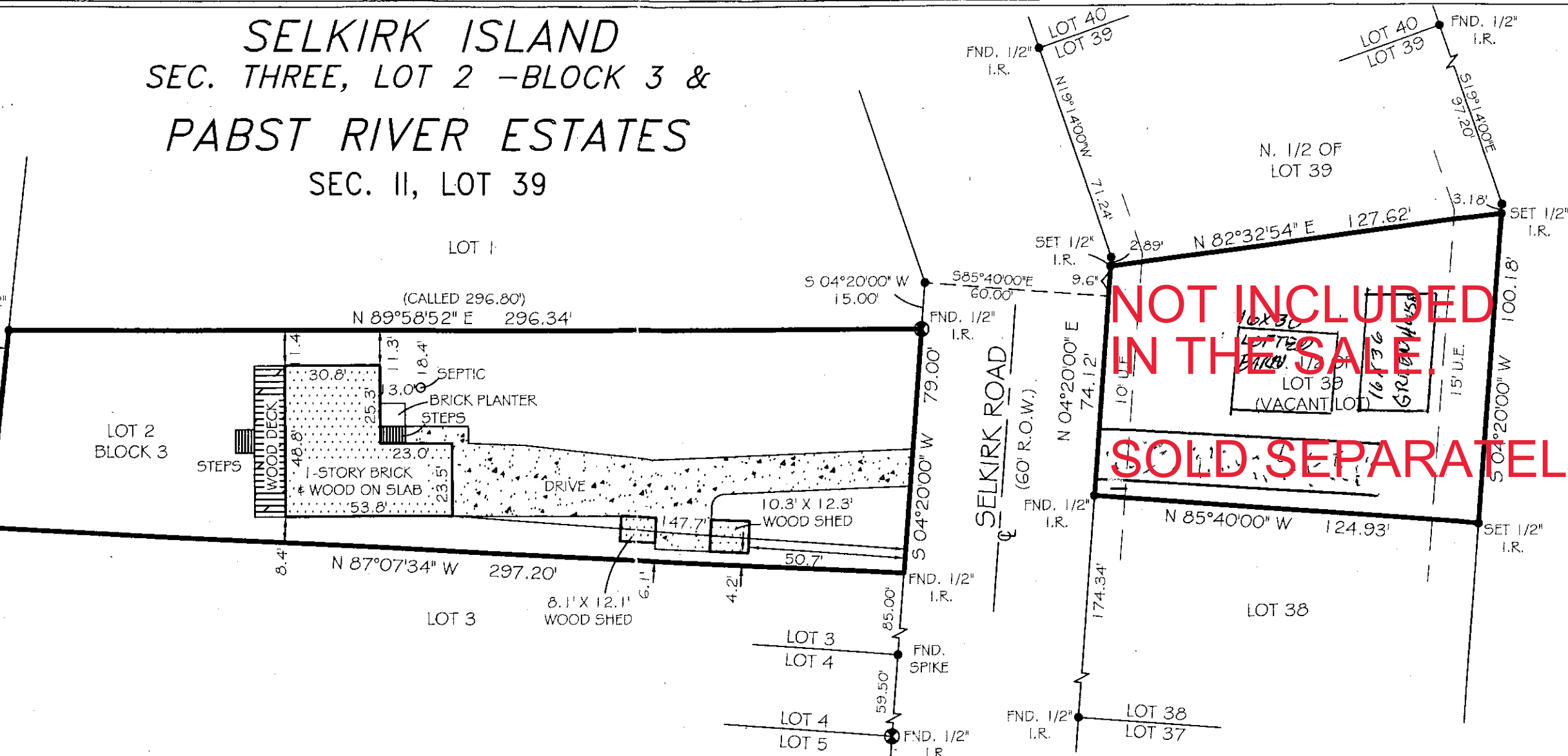
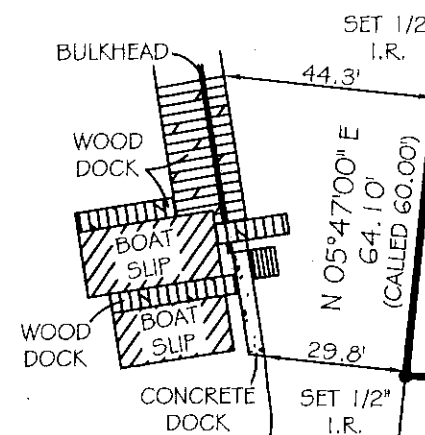


# SELKIRK ISLAND SEC. THREE, LOT 2 - BLOCK 3 & PABST RIVER ESTATES SEC. II, LOT 39

INTRACOASTAL  
WATERWAY



NOT INCLUDED  
IN THE SALE.  
SOLD SEPARATELY



**MAX HAGAN SURVEYING & ENGINEERING CO.**  
1420 OLD ANGLETON ROAD CLUTE, TEXAS. 77531 (979) 265-5887 (800) 460-3456

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.

COMMUNITY NO: 485489 PANEL NO: 0400 SUFFIX: C ZONE: C BASE: N/A MAP REVISED: 3-18-85

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND TITLE INFORMATION PROVIDED BY: BAY CITY ABSTRACT  
G.F. NO. 200703192 DATED: 3-30-07  
Borrower(s): ROBERT L. SHERRILL & KAREN L. SHERRILL

**NOTES:**  
1. 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.  
2. BEARINGS SHOWN HEREON ARE BASE ON RECORD PLAT.

**LEGAL DESCRIPTION**

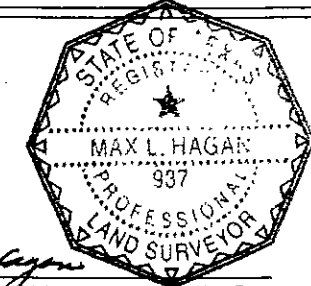
**TRACT ONE:**  
Lot No. Two (2) in Block No. Three (3) of SELKIRK ISLAND, SECTION THREE, being a private street subdivision in the William Selkirk Survey, Abstract No. 87, Matagorda County, Texas, according to the plat thereof recorded in Volume 7 at Pages 6-8, Plat Records of Matagorda County, Texas.

**TRACT TWO:**  
~~The southerly most one half (S. 1/2) of Lot No. Thirty nine (39) of PABST RIVER ESTATES, SECTION II, a subdivision out of the William Selkirk Survey, Abstract No. 87, Matagorda County, Texas, according to the map thereof recorded under Plat File No. 303A thru 305B of the Plat Records of Matagorda County, Texas.~~

<b>LEGEND</b>		CHAIN LINK FENCE		CONTROLLING MONUMENT		R.O.W. RIGHT-OF-WAY
		WOOD FENCE		UTILITY EASEMENT		IRON ROD
		IRON FENCE		AERIAL EASEMENT		IRON PIPE
		BUILDING LINE		BUILDING LINE		FOUND

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:  
203 SELKIRK ROAD NEAR THE CITY OF WADSWORTH, TEXAS.

Scale: 1" = 40' Request: TUNKEY Drawn by: FJS  
Date: 4-27-07 Field: JB Dwg. Name: S1030302#PRE0239.DWG



*Max L. Hagan*  
Max L. Hagan, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 937