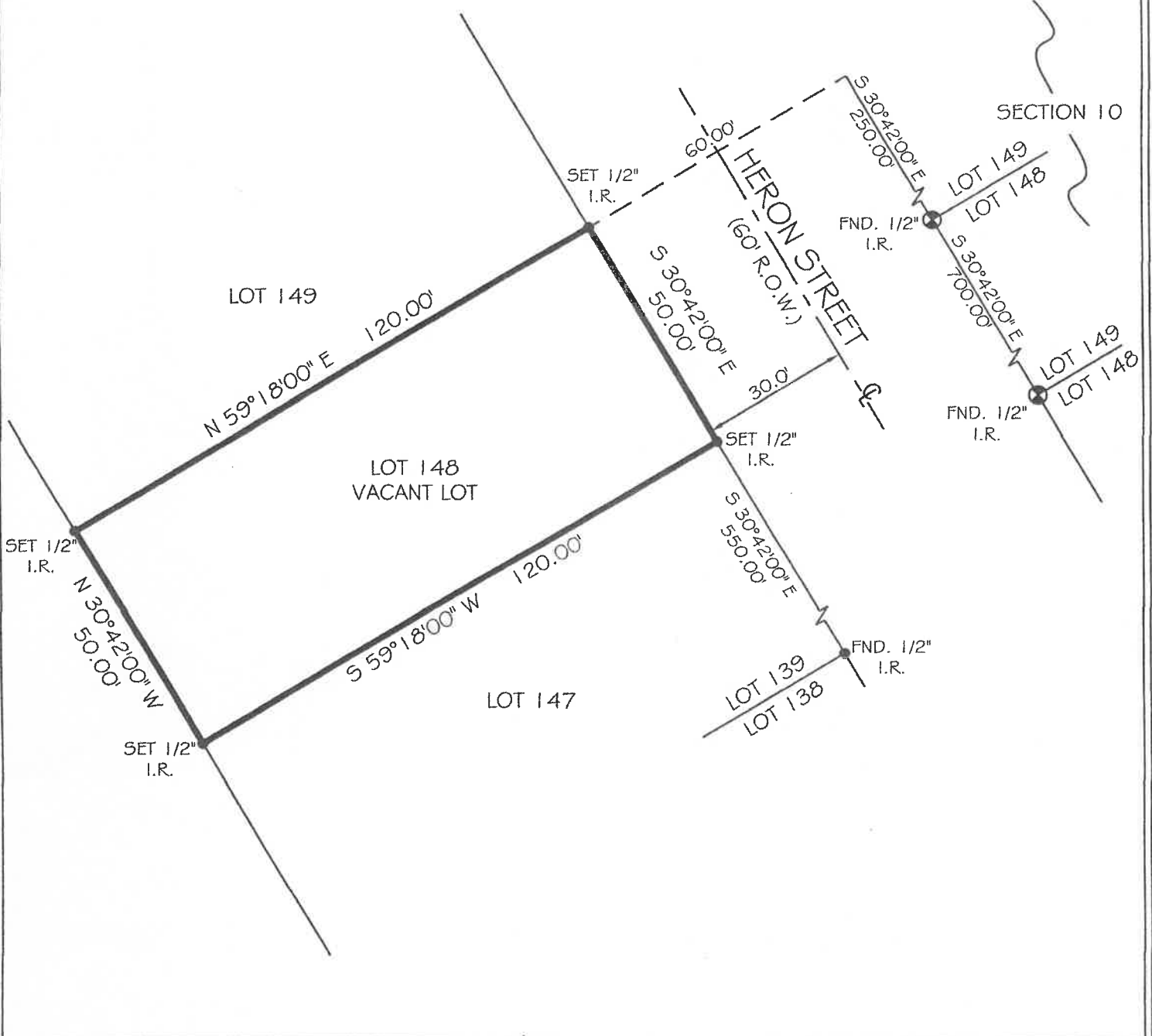
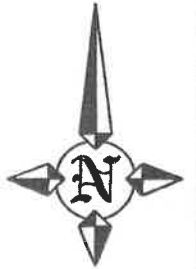


DOWNEYS CANEY CREEK CLUB

SEC. 16-LOT 148



MAX HAGAN SURVEYING & ENGINEERING

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 IS and it is 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.

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. BEARING ORIENTATION BASED ON RECORDED PLAT.

COMMUNITY NO: 485489 PANEL NO: 0450 SUFFIX: D ZONE: V13 BASE: 11' MAP REVISED: 5-4-92

	ASPHALT		CHAIN LINK FENCE		CONTROLLING MONUMENT
	COVERED		FLOOD FENCE		U.E. UTILITY EASEMENT
	CONCRETE		IRON FENCE		A.E. AERIAL EASEMENT
					B.L. BUILDING LINE
					R.O.W. RIGHT-OF-WAY
					I.R. IRON ROD
					I.P. IRON PIPE
					FND. FOUND

LEGEND

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 MAY NOT CONSTITUTE ALL ENCUMBRANCES OF RECORD.

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:
HERON STREET NEAR THE CITY OF SARGENT, TEXAS.

Lot 148, of Downey's Caney Creek Club Section 16, being 30.761 acres located in the William Baxter League Abstract No. 4, and the M.D. Pierce Survey, Abstract No. 70 in Matagorda County, Texas, according to the Plat thereof, recorded as Plat File No. 257A of the Plat Records of Matagorda County, Texas.

Scale: 1" = 30' Request: ADDY Drawn by: FJS
Date: 3-30-07 Field: JG Dwg. Name: DCCC16148.DWG



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

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name		For Insurance Company Use:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. COUNTY ROAD 299, (A.K.A. HERON STREET)		Policy Number
City NEAR SARGENT State TX ZIP Code 77414		Company NAIC Number

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOT 148, DOWNEY'S CANEY CREEK CLUB S/D, SECTION 16

- A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL
- A5. Latitude/Longitude: Lat. N 28 DEG 48 MIN 02.28 SEC Long. W 095 DEG 38 MIN 20.82 SEC Horizontal Datum: NAD 1927 NAD 1983
- A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.
- A7. Building Diagram Number UNKNOWN
- A8. For a building with a crawl space or enclosure(s), provide
- | | | |
|--|------------------|--|
| a) Square footage of crawl space or enclosure(s) | <u>N/A</u> sq ft | A9. For a building with an attached garage, provide: |
| b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade | <u>N/A</u> | a) Square footage of attached garage |
| c) Total net area of flood openings in A8.b | <u>N/A</u> sq in | b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade |
| | | c) Total net area of flood openings in A9.b |

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number NEAR SARGENT 485489		B2. County Name MATAGORDA		B3. State TEXAS	
B4. Map/Panel Number 0450	B5. Suffix D	B6. FIRM Index Date 05-01-71	B7. FIRM Panel Effective/Revised Date 05-04-92	B8. Flood Zone(s) V13	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 11'

- B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM Community Determined Other (Describe) OPUS
- B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other (Describe) _____
- B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
Designation Date _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

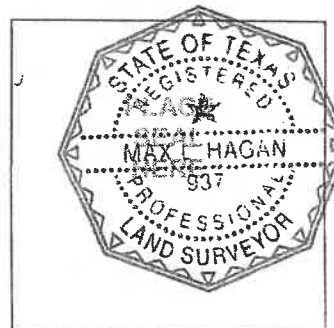
- C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram specified in Item A7.
Benchmark Utilized OPUS Vertical Datum NAVD 1988
Conversion/Comments _____
- Check the measurement used.
- | | | |
|---|------------|---|
| a) Top of bottom floor (including basement, crawl space, or enclosure floor) | <u>N/A</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| b) Top of the next higher floor | <u>N/A</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| d) Attached garage (top of slab) | <u>N/A</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) | <u>N/A</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| f) Lowest adjacent (finished) grade (LAG) | <u>1.9</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| g) Highest adjacent (finished) grade (HAG) | <u>1.9</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |

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 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.

Check here if comments are provided on back of form.

Certifier's Name <u>MAX L. HAGAN</u>		License Number <u>0937</u>	
Title <u>REGISTERED PROFESSIONAL SURVEYOR</u>		Company Name <u>MAX HAGAN SURVEYING</u>	
Address <u>P.O. BOX 462</u>	City <u>LAKE JACKSON</u>	State <u>TX</u>	ZIP Code <u>77566</u>
Signature <u>Max L. Hagan</u>	Date <u>3-30-07</u>	Telephone <u>(979) 265-5887</u>	



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. COUNTY ROAD 299, (A.K.A. HERON STREET)	Policy Number
City NEAR SARGENT State TX ZIP Code 77414	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 NOTE: ELECTRIC/BREAKER BOX WAS NOT INSTALLED AT TIME OF ELEVATION.
TBM NOTE: SET 60D NAIL IN PP AT LOT 147 @ 5.0 FEET ABOVE MEAN SEA LEVEL.

Signature *W. F. Hogan*

Date 3-30-07

Check here if attachments

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

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 a) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the HAG.
 b) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. 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, 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, 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. Check the measurement used in Items G8. and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by 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: _____ feet meters (PR) Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

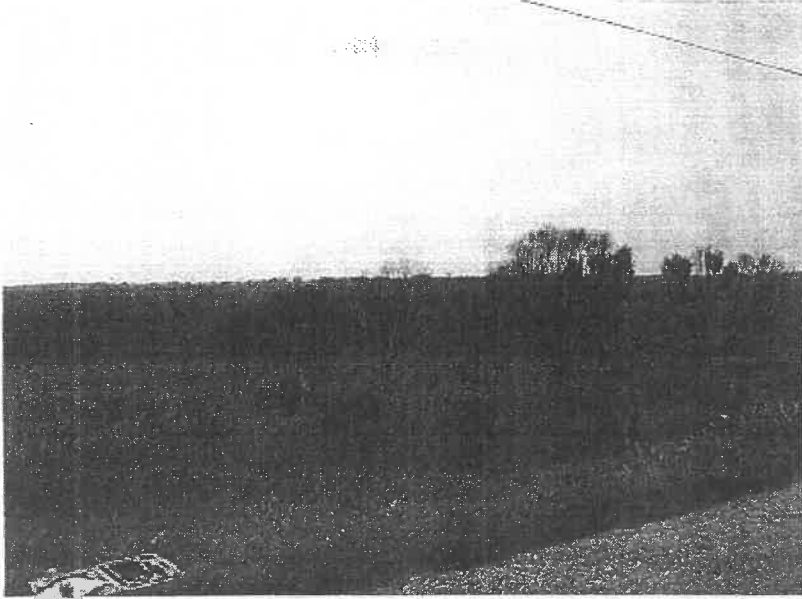
Check here if attachments

Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. COUNTY ROAD 299, (A.K.A. HERON STREET)	For Insurance Company Use: Policy Number
City NEAR SARGENT State TX ZIP Code 77414	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.



VACANT LOT (3-30-07)