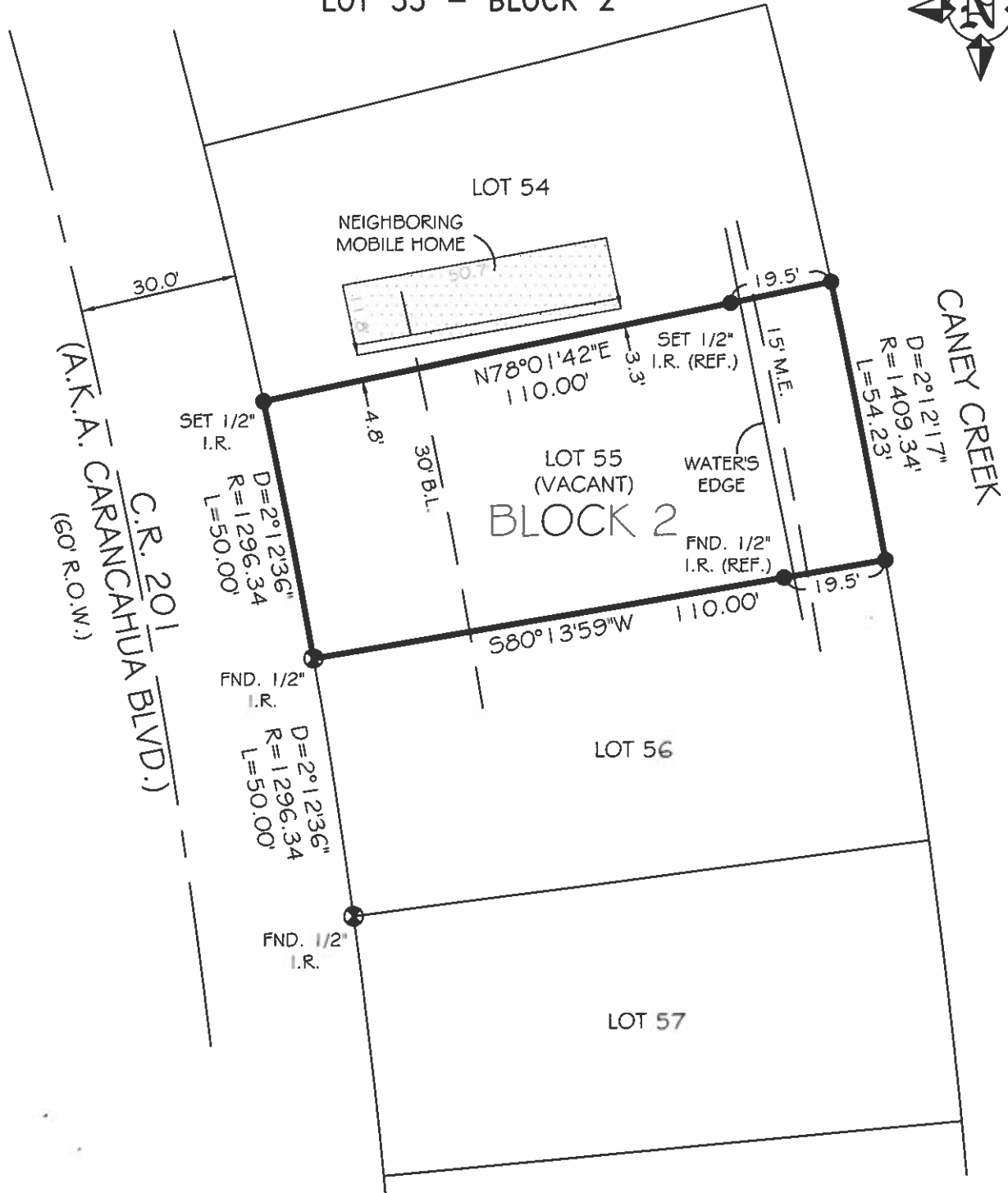
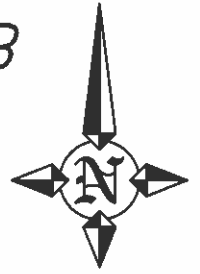


# DOWNEY'S CANEY CREEK CLUB SECTION 2 LOT 55 - BLOCK 2



## 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 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: 0450 SUFFIX: D ZONE-V13 BASE: 11' MAP REVISED: 5-4-92

ASPHALT	CHAIN LINK FENCE	CONTROLLING MONUMENT
COVERED	WOOD 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
		F.N.D. FOUND

LEGEND

**NOTES:**

1. PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY), INCLUDING THOSE IN THE CITY OF: SARGENT
2. 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.
3. BEARING ORIENTATION BASED ON RECORDED PLAT.

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:  
C.R. 201 (A.K.A. CARANCAHUA BLVD.) IN THE CITY OF SARGENT, TEXAS.  
Lot 55, in Block 2, of Downey's Caney Creek Club, Second Section, a subdivision in Matagorda County, Texas, according to the map or Plat thereof, recorded in recorded in Volume 4, Page 15-18 of the Plat Records of Matagorda County, Texas.



*Max L. Hagan*

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

Scale: 1"=30' Request: B. BROWN Drawn by: BC  
Date: 3-23-10 Field: JB/KL Dwg. Name: DCCCO20255 MHS NO.: 10-8385