

HAGAN SURVEYING

1420 OLD ANGLETON ROAD, CLUTE, TEXAS 77531 979-265-5887 1-800-460-3456

Buyers: Gary Hayes and
Christy Hayes

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 2344 CANAL DRIVE NEAR THE CITY OF SARGENT, TEXAS.

The Easterly 1/2 of Lot No. 44-A, in Block No. 23 of Sargent Beach Addition, a subdivision in Matagorda County, Texas, according to the re-plat thereof recorded in Volume 2 at page 86 of the Plat Records of Matagorda County, Texas.

INTRACOASTAL CANAL

VOL. 105, PAGE 124



N 60° 16' 00" E, 50.00'

10' EASMENT

N 48° 21' 52" W, 184.70'

FND. 1/2" IR. 100.00'

SET 1/2" IR. 100.00'

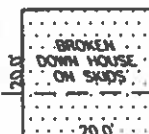
S 48° 21' 52" E, 184.70'

W 1/2 OF
LOT 44-A

E 1/2 OF
LOT 44-A

LOT 44

BLOCK 23



20' BLDG. LINE

FND. 5/8" IR.

S 60° 16' 00" W, 50.00'

FND. 1" PIPE

CANAL DRIVE



COMMUNITY NO: 485489 PANEL NO: 0450 SUFFIX: D ZONE: V13 BASE: 12' MAP REVISED: 5-4-92

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property 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.

Scale 1"= 30' GF No. SW0408318 Field Work: GKL

Date 10-01-04 Request: Jenny Drawn by: W. Gray

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

REGISTERED PROFESSIONAL ENGINEER NO. 9811 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 937