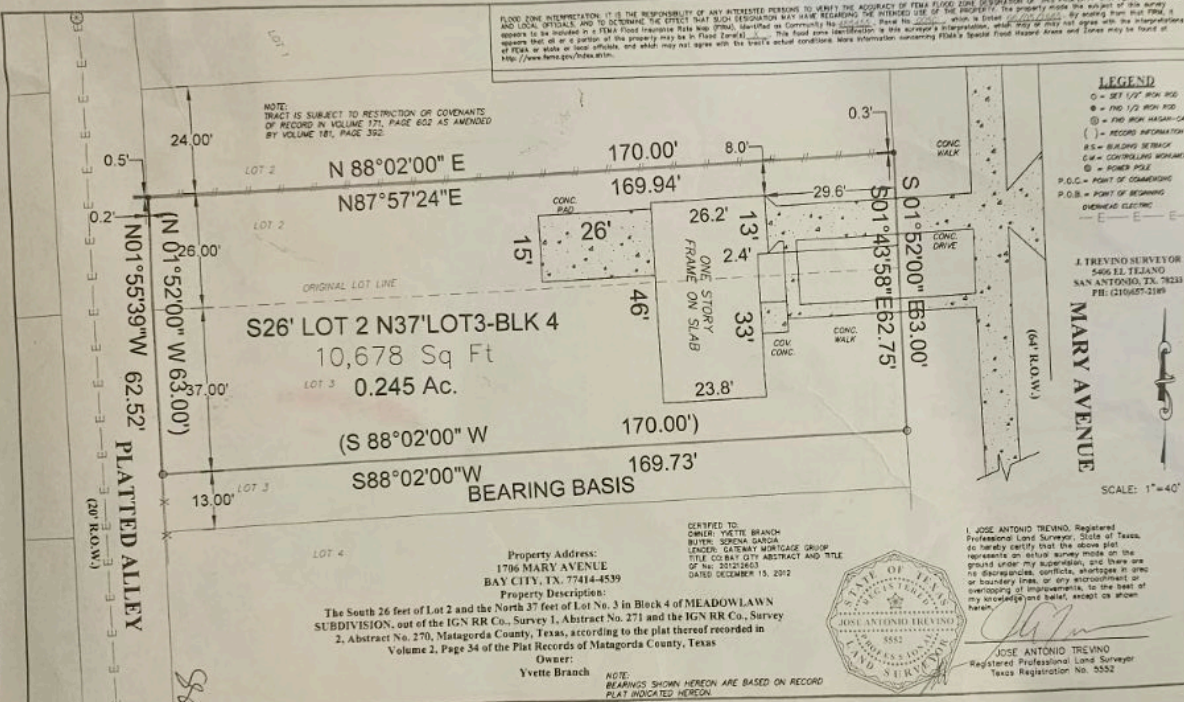


FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DETERMINATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL AGENCIES AND TO DETERMINE THE EFFECT THAT FEMA REGULATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property inside the subject of this survey is shown to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48242, Phase No. 22222, when a letter of determination was issued on 08/11/2010. By stating that this FIRM is correct, the surveyor is not making any representation as to the accuracy of the FIRM. The flood zone identification is the surveyor's interpretation, and the user of this survey should consult with the interpretations of FEMA or state or local officials, and shall not agree with the true actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/flood.shtml>.

NOTE:
TRACT IS SUBJECT TO RESTRICTION OF COVENANTS
OF RECORD IN VOLUME 171, PAGE 802 AS AMENDED
BY VOLUME 181, PAGE 392.



- LEGEND**
- = SET 1/2" HIGH ROD
 - ⊙ = TWO 1/2" HIGH ROD
 - ⊚ = TWO HIGH MASON-CAP
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - ⊕ = POWER POLE
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - = DIMENSION ELECTRIC

J. TREVIÑO SURVEYOR
5466 EL TEJANO
SAN ANTONIO, TX 78233
PH: 210-657-2189

MARY AVENUE
(64' R.O.W.)

SCALE: 1"=40'

Property Address:
1706 MARY AVENUE
BAY CITY, TX 77414-4539

Property Description:
The South 26 feet of Lot 2 and the North 37 feet of Lot No. 3 in Block 4 of MEADOWLAWN SUBDIVISION, out of the IGN RR Co., Survey 1, Abstract No. 271 and the IGN RR Co., Survey 2, Abstract No. 270, Matagorda County, Texas, according to the plat thereof recorded in Volume 2, Page 34 of the Plat Records of Matagorda County, Texas

Owner:
Yvette Branch

CERTIFIED TO:
CINDER YVETTE BRANCH
BUYER, SCENA GARCIA
LENDER, GATEWAY MORTGAGE GROUP
TITLE CO BAY CITY ABSTRACT AND TITLE
OF NO. 201218403
DATED DECEMBER 15, 2012



I, JOSE ANTONIO TREVIÑO, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any misstatements or overlapping of improvements, to the best of my knowledge and belief, except as herein stated.

Jose Antonio Trevino
JOSE ANTONIO TREVIÑO
Registered Professional Land Surveyor
Texas Registration No. 5552

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD
PLAT INDICATED HEREON.