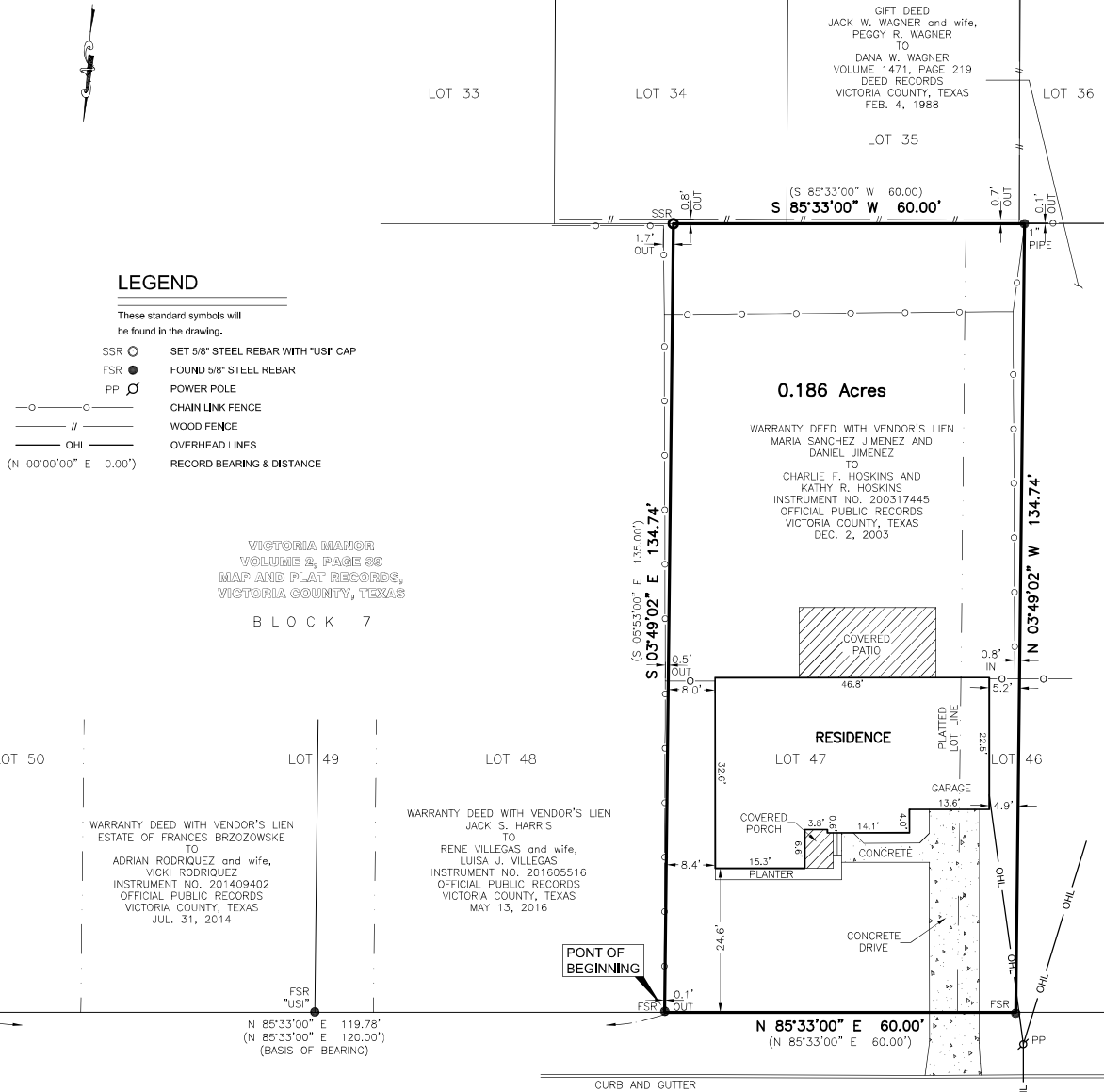


**MORTGAGE LOAN INSPECTION**

BEING A 0.186 ACRE TRACT OF LAND SITUATED IN BLOCK 7 OF VICTORIA MANOR, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS ACCORDING TO THE ESTABLISHED MAP OR PLAT OF RECORD AS RECORDED IN VOLUME 2, PAGE 39 OF THE PLAT RECORDS, VICTORIA COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND AS DESCRIBED BY WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 2, 2003, CONVEYED FROM MARIA SANCHEZ JIMENEZ AND DANIEL JIMENEZ TO CHARLIE F. HOSKINS AND KATHY R. HOSKINS AS RECORDED IN INSTRUMENT NO. 200317445 OF THE OFFICIAL PUBLIC RECORDS, VICTORIA COUNTY, TEXAS.



VICINITY MAP



**LEGEND**

- These standard symbols will be found in the drawing.
- SSR ○ SET 5/8" STEEL REBAR WITH "USI" CAP
  - FSR ● FOUND 5/8" STEEL REBAR
  - PP ○ POWER POLE
  - CHAIN LINK FENCE
  - || WOOD FENCE
  - OHL OVERHEAD LINES
  - (N 00°00'00" E 0.00') RECORD BEARING & DISTANCE

VICTORIA MANOR  
VOLUME 2, PAGE 39  
MAP AND PLAT RECORDS,  
VICTORIA COUNTY, TEXAS

BLOCK 7

**NOTE:**

THE PROPERTY DESCRIBED HEREON MAY OR MAY NOT BE IN COMPLIANCE WITH CITY, COUNTY OR STATE SUBDIVISION ORDINANCES.

BASIS OF BEARING IS BASED ON PLAT RECORDED IN VOLUME 2, PAGE 39, MAP AND PLAT RECORDS, VICTORIA COUNTY, TEXAS.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:

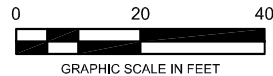
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON ON 09/28/2022, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, COMMUNITY PANEL NUMBER 480638 0010 E, MAP REVISED AUGUST 4, 1987, THE SUBJECT PROPERTY IS LOCATED IN ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.

SIGNED:  09/29/2022  
URBAN SURVEYING, INC.  
BY: MICHAEL K. WILLIAMS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS No. 6616



**1109 MANOR DRIVE**  
(60' RIGHT-OF-WAY)



**Note:**

- The referenced tract is subject to:
- Record Title Search Performed and Provided by Stewart Title Guaranty Company, File No. 1817874.
  - Subject to Restrictive Covenants and/or Easements Recorded in: Volume 2, Page 39, Map and Plat Records, Victoria County, Texas.



VICTORIA, TEXAS (361) 578-9837 FIRM # 10021100  
CUERO, TEXAS (361) 277-9061 FIRM # 10021101  
SAN ANTONIO, TEXAS (210) 267-8654 FIRM # 10193843

DRAWN BY: MMB  
JOB NO.: S25486.00