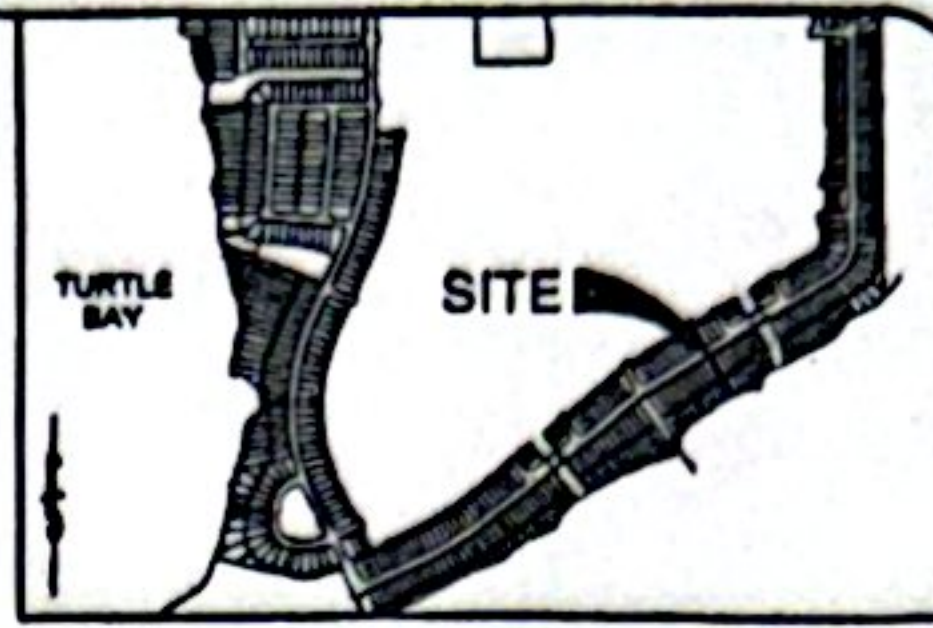


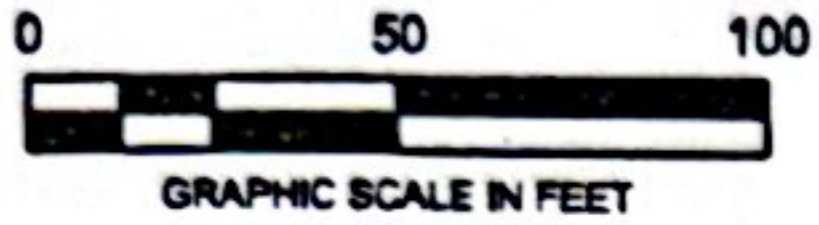
LOT SURVEY

TRACT 1: LOT SIXTY THREE (63) OF THE BEACHSIDE SUBDIVISION, MATAGORDA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN SLIDE# 448A THROUGH 452A, PLAT RECORDS OF MATAGORDA COUNTY TEXAS.

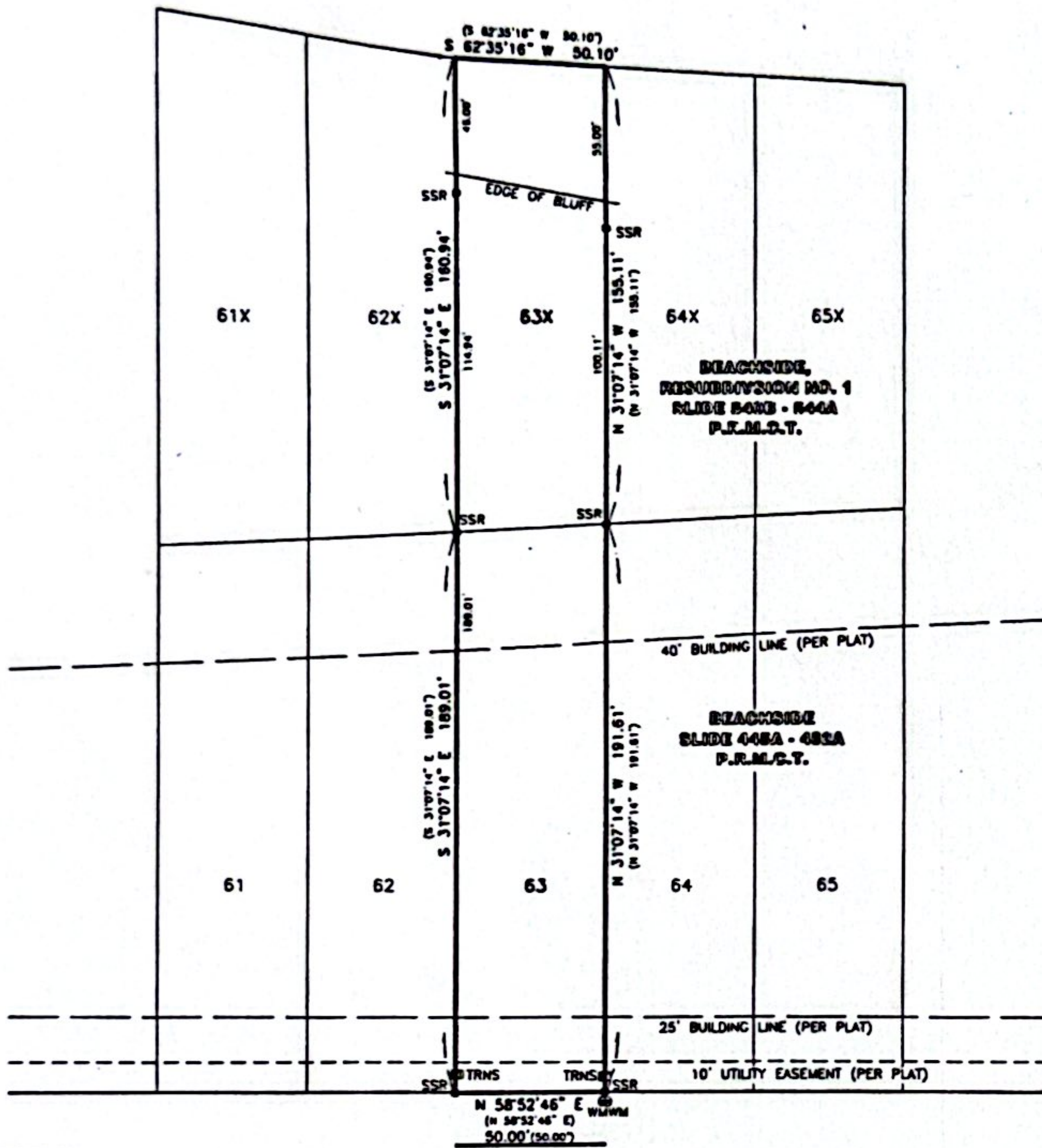
TRACT 2: LOT SIXTY THREE X (63X) OF THE BEACHSIDE SUBDIVISION, MATAGORDA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN SLIDE# 540B THROUGH 544A, PLAT RECORDS OF MATAGORDA COUNTY TEXAS.



VICINITY MAP



TRES PALACIOS BAY



LEGEND

These standard symbols will be found in the drawing.

- SSR ⊙ SET 6" STEEL REBAR WITH "J" CAP
- WM ⊙ WATER METER
- SDMH ⊙ STORM DRAIN MANHOLE
- TRNS ⊙ TRANSFORMER
- EASEMENT LINE
- - - BUILDING SETBACK LINE
- (N 00°00'00" E 0.00')

BAY RIDGE DRIVE
(60' RIGHT-OF-WAY)

BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE (4204).

Note:

The referenced tract is subject to:

1. Record Title Search Performed and Provided by Fidelity National Title Insurance Company, OF No. 17-06-0301A.

2. Subject to Restrictive Comments and/or Easements Reported in:

- Slide 448A to 452A, Plat Records, Matagorda County, Texas. (Shown Hereon)
- Slide 540B to 544A, Plat Records, Matagorda County, Texas.
- Instrument No. 073638, Official Records, Matagorda County, Texas.
- Instrument No. 077003, Official Records, Matagorda County, Texas.
- Instrument No. 101442, Official Records, Matagorda County, Texas.
- Instrument No. 2015-0028, Official Records, Matagorda County, Texas.
- Instrument No. 2015-0543, Official Records, Matagorda County, Texas.
- Instrument No. 2015-0057, Official Records, Matagorda County, Texas.
- Instrument No. 2015-0472, Official Records, Matagorda County, Texas. (Blanket in Nature)
- Instrument No. 060327, Official Records, Matagorda County, Texas. (Does Not Affect)
- Instrument No. 081586, Official Records, Matagorda County, Texas. (Does Not Affect)
- Instrument No. 082307, Official Records, Matagorda County, Texas.
- Instrument No. 082318, Official Records, Matagorda County, Texas.
- Instrument No. 085747, Official Records, Matagorda County, Texas.
- Instrument No. 097520, Official Records, Matagorda County, Texas.
- Instrument No. 077670, Official Records, Matagorda County, Texas.
- Instrument No. 077632, Official Records, Matagorda County, Texas.
- Instrument No. 2013-127278, Official Records, Matagorda County, Texas.
- Instrument No. 2013-127280, Official Records, Matagorda County, Texas.
- Instrument No. 2013-127281, Official Records, Matagorda County, Texas.
- Instrument No. 2013-127282, Official Records, Matagorda County, Texas.
- Instrument No. 2013-127283, Official Records, Matagorda County, Texas.
- Instrument No. 2013-127462, Official Records, Matagorda 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 08/15/2017, 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 MATAGORDA COUNTY, TEXAS, COMMUNITY PANEL NUMBER 485489 0503 C, MAP REVISED MAY 4, 1992, THE SUBJECT PROPERTY IS LOCATED IN ZONE V18 (EL 14) WHICH IS A SPECIAL FLOOD HAZARD AREA, FOR AREAS OF 100-YEAR COASTAL FLOOD WITH VELOCITY (WAVE ACTION); BASE FLOOD ELEVATION DETERMINED.

SIGNED:
TERRY T. RUDDICK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS No. 4943
8/22/17



usi
URBAN SURVEYING INC.
VICTORIA, TEXAS (361) 878-9837 FIRM # 10021100
CUIERO, TEXAS (361) 877-8261 FIRM # 10021101
SAN ANTONIO, TEXAS (210) 287-8664 FIRM # 10183643
DRAWN BY: MMB
JOB NO.: S22229.00