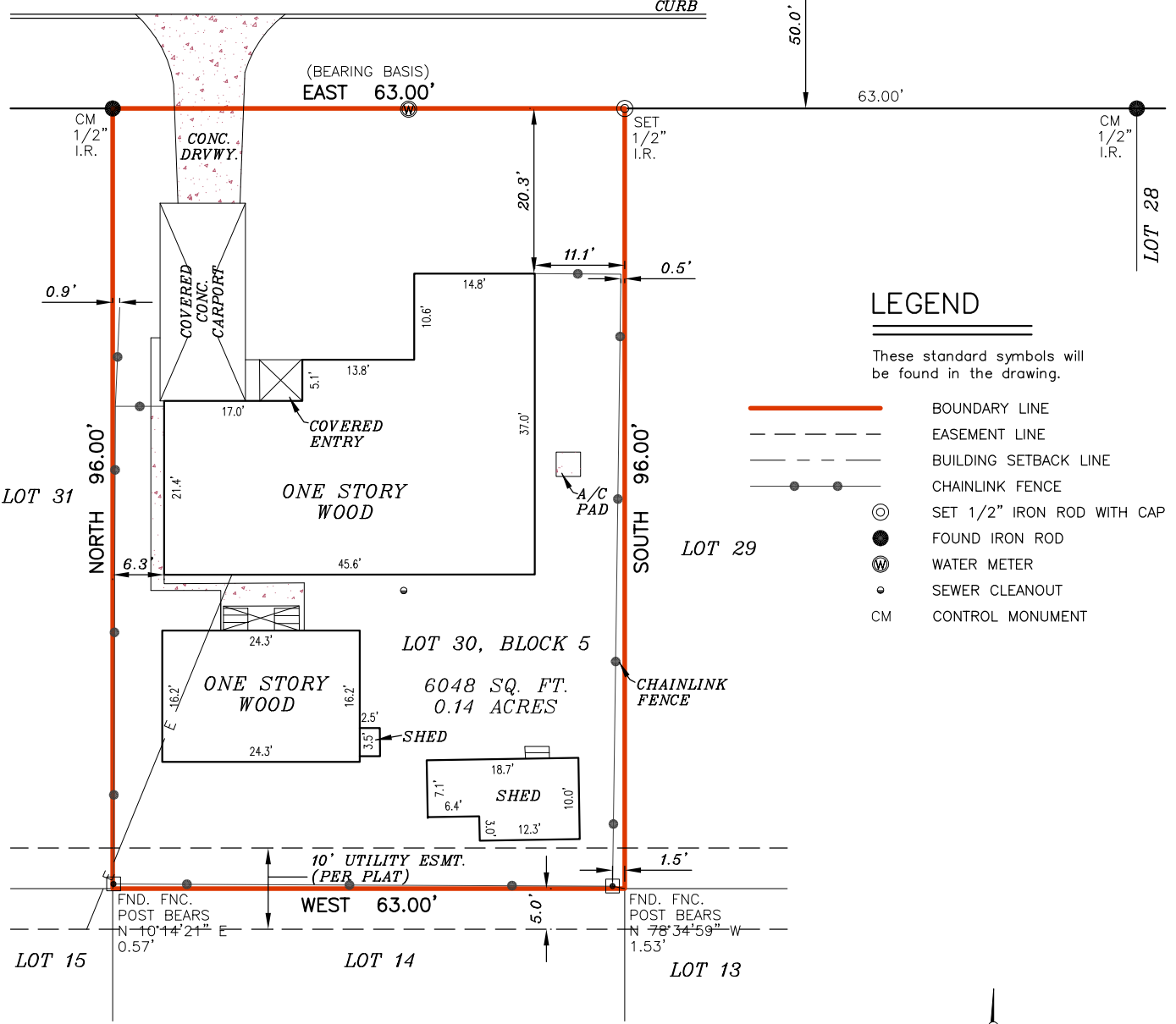


FERGUSON ST.
LOT 16

LOT 13
LOT 12

RUST AVE. (6TH 1/2 AVE. N)

(50' R.O.W.-PER PLAT)



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- WATER METER
- SEWER CLEANOUT
- CONTROL MONUMENT

SURVEYOR'S NOTE(S):
 THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

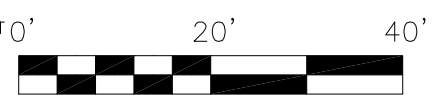
FLOOD INFORMATION
 FIRM: 48167C PANEL: 0265 G
 REV. DATE: 08/15/2019
 ZONE: "SHADED X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY GF NO. 21-633461-CG ISSUED ON 10/23/21.

GRAPHIC SCALE



I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **CAPITAL TITLE OF TEXAS, LLC** and that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Borrower: _____
 Address: **3021 RUST AVE., TEXAS CITY, TX 77590** GF No. **21-633461-CG**

Legal Description of the Land: Lot 30, In Block 5 of CLAIRMONT SUBDIVISION, in Galveston County, Texas, according to Plat of Clairmont Subdivision of record in Volume 254-A, Page 69 transferred to Volume 3, Page 55, in the Office of the County Clerk of Galveston County, Texas.

LAND TITLE SURVEY			
JOB NO.:	NO.	REVISION	DATE
2111030112			11/14/21
DRAWN BY:	UB		
APPROVED BY:	DMC		

Donald M. Cookston

FIRM REGISTRATION NO. 10190700
DONALD MATT COOKSTON, R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 4733

COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 254-A, PAGE 69 TRANSFERRED TO VOLUME 3, PAGE 55, COUNTY CLERK, GALVESTON COUNTY, TEXAS VOLUME 1016, PAGE 258, REAL PROPERTY RECORDS, GALVESTON COUNTY, TEXAS VOLUME 1030, PAGE 120, REAL PROPERTY RECORDS, GALVESTON COUNTY, TEXAS



Overland Consortium Inc. Surveyors

Tel: 281-940-8869 Fax: 281-207-6476

1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212