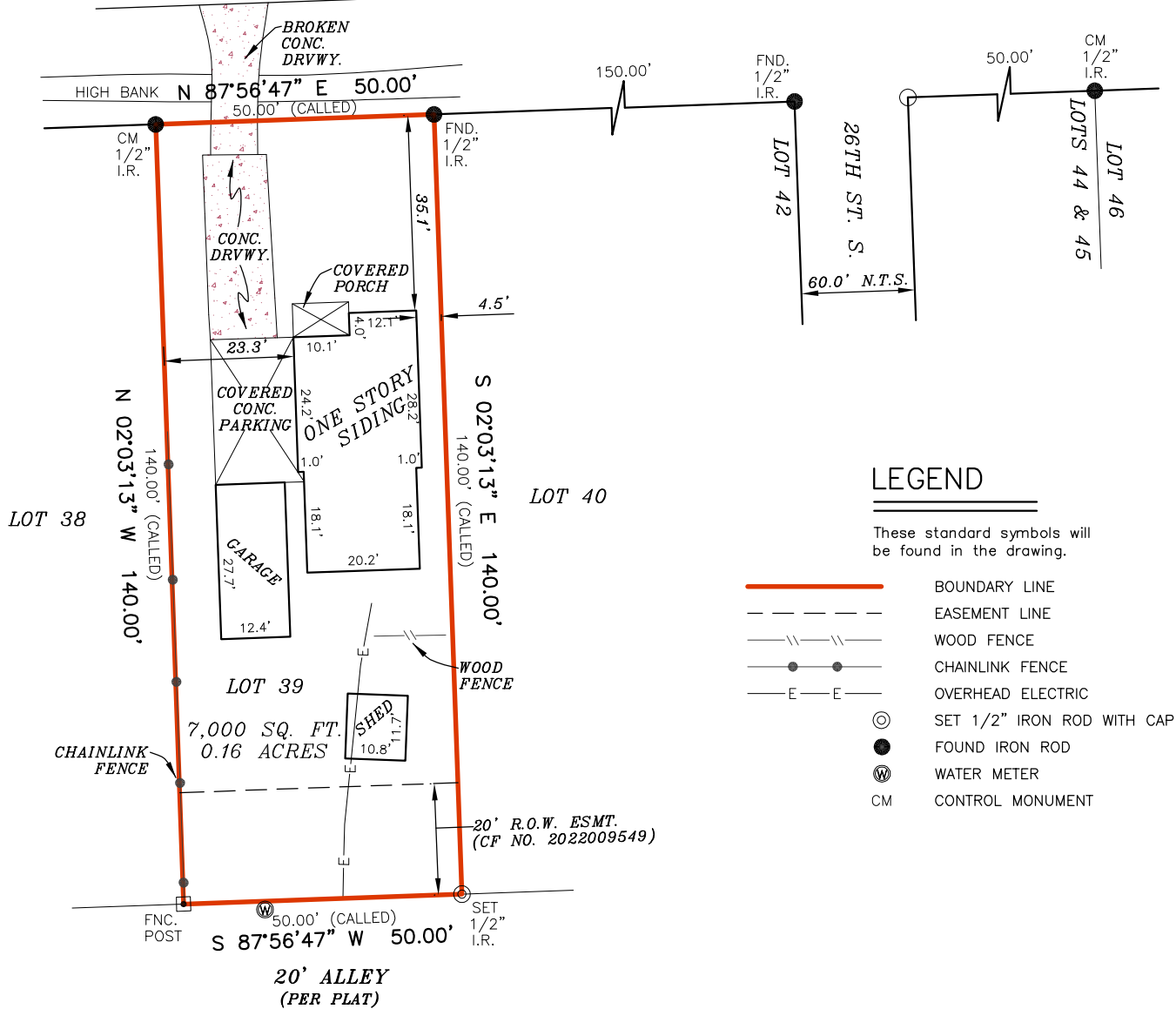


**1ST AVE. S.**  
(60' R.O.W.-PER PLAT)  
EDGE OF PVMT.



**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- WOOD FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- WATER METER
- 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.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

THE 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 TITLE RESOURCES GUARANTY COMPANY GF NO. 2212197-VLHF ISSUED ON 03/21/22.

BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No: 48167C 0268 G effective date of NON-PRINTED PANEL. This map was not printed due to No Special Flood Hazard Areas. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **INDEPENDENCE TITLE COMPANY** and **INVESTOPIA ONLINE LLC AND/OR ASSIGNS** 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: **INVESTOPIA ONLINE LLC AND/OR ASSIGNS**  
Address: **2615 1ST AVE. S., TEXAS CITY, TX 77590** GF No. **2212197-VLHF**

**Legal Description of the Land:** Lot Thirty-Nine (39), of PARK ADDITION, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 254-A, Page 29, and transferred to Plat Record 5, Map No. 30, Map Records, Galveston County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 254-A, PAGE 29, MAP RECORDS, GALVESTON COUNTY, TEXAS PLAT RECORD 5, MAP NO. 30, MAP RECORDS, GALVESTON COUNTY, TEXAS CLERK'S FILE NO. 2022009549, OFFICIAL PUBLIC RECORDS, GALVESTON COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



**LAND TITLE SURVEY**

JOB NO.:	2203033011	NO.	REVISION	DATE
DATE:	03/30/22			
DRAWN BY:	DT			
APPROVED BY:	DMC			



FIRM REGISTRATION NO. 10190700

**DONALD MATT COOKSTON**, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 4733

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**Overland Consortium Inc.**  
**Surveyors**

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