



SCALE 1"=30'

18TH STREET

(60' R.O.W.)

FND 1/2" I.R.
(B)

300.00'

AVENUE I
(60' R.O.W.)

LOT 12

LOT 13

LOT 14

LOT 15

134.00'

FND 1/2" I.R.

N 12°19'46" E 50.00'

FND 1/2" I.R.

LOTS 35 & 36
BLOCK 157

(VACANT)

LOT 37

LOT 36

LOT 35

LOT 34

N 77°40'14" W 134.00'

S 77°40'14" E 134.00'

FND 1/2" I.R.

S 12°19'46" W 50.00'

FND 1/2" I.R.

250.00'

FND 1/2" I.R.
(A)

AVENUE H
(60' R.O.W.)

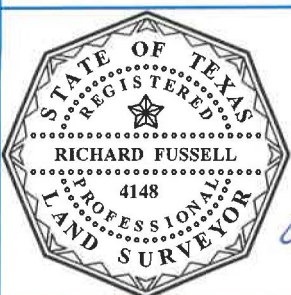
17TH STREET

(60' R.O.W.)

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83, PDINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO ALBERTO ELVIA PEREZ FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: LOTS 35 & 36, IN BLOCK 157, OF SAN LEON TOWNSITE, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254, PAGE 36, AND TRANSFERRED TO PLAT RECORD 8, MAP NO. 17, BOTH OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JANUARY 20, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

[Signature]
RICHARD FUSSELL
RPLS# 4148

CLIENT:

TBD

ADDRESS:

822 & 824 17TH STREET

www.survey1inc.com
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Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW:	TECH:
JJ	SF
DRAFTER:	FINAL CHECK:
MH	EF
DATE:	
JAN. 20, 2023	
JOB#	
1-120052-23	