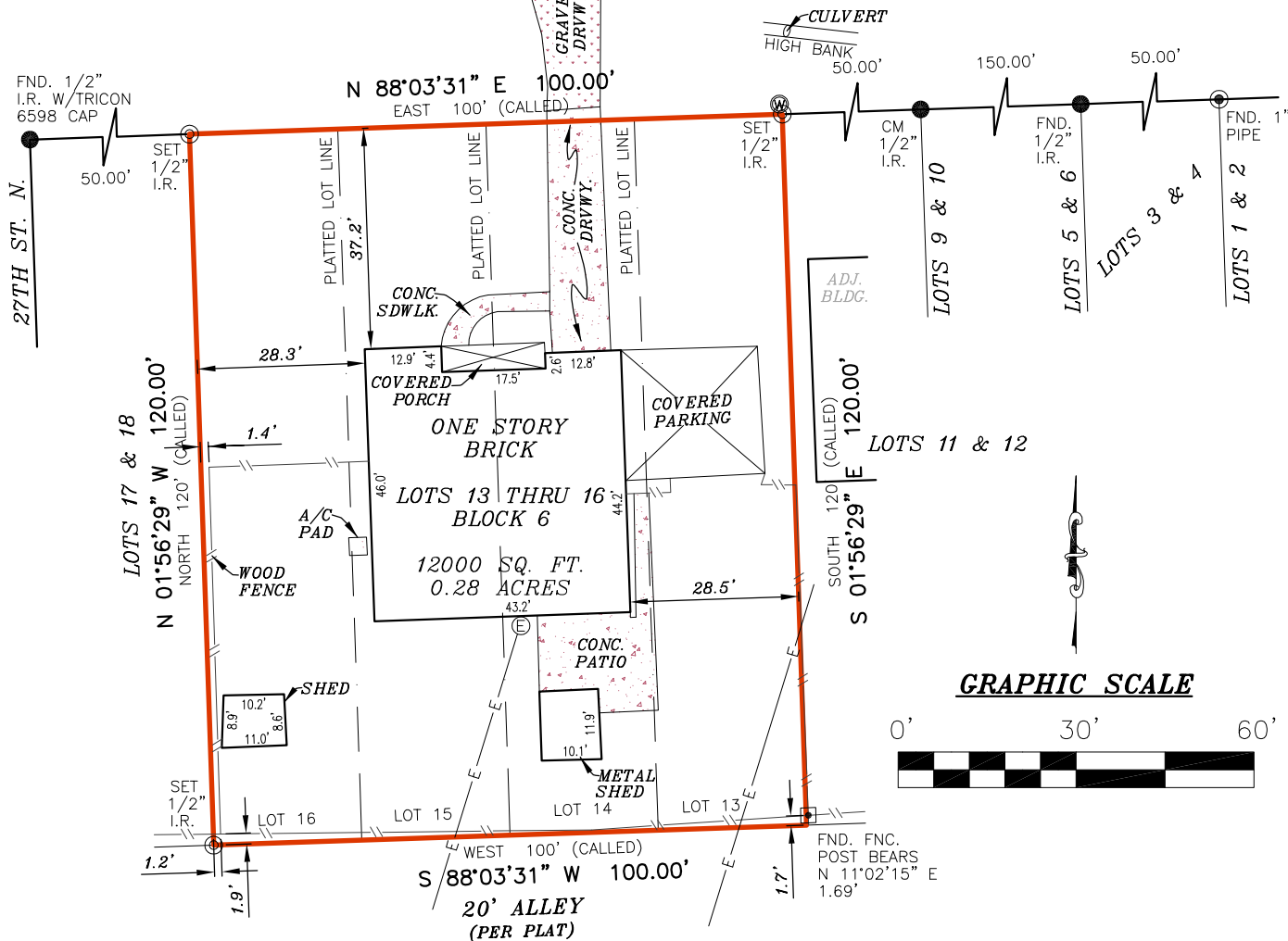


7TH AVE. N.

(60' R.O.W.)
(AS PER PLAT EIGHTH AVE. NORTH)

EDGE OF PVMT.



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.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY GF NO. 2050885 ISSUED ON 06/13/23.

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

BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

FLOOD INFORMATION
FIRM: 48167C PANEL: 0268 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.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- WOOD FENCE
- OVERHEAD ELECTRIC
- PLATTED LOT LINE
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- FOUND PIPE
- FENCE POST
- WATER METER
- ELECTRIC METER
- CONTROL MONUMENT

I, DAVID E. KING, JR, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to GREAT AMERICAN TITLE COMPANY and GULF COAST CASH BUYERS, LLC 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/Owner: GULF COAST CASH BUYERS, LLC
Address: 2625 7TH AVE., N. TEXAS CITY, TX 77590 GF No. 2050885

Legal Description of the Land:

Lots 13, 14, 15 and 16, in Block 6, of Texas City Heights Subdivision No. 1, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 215, Page 416 in the Office of the County Clerk of Galveston County, Texas.

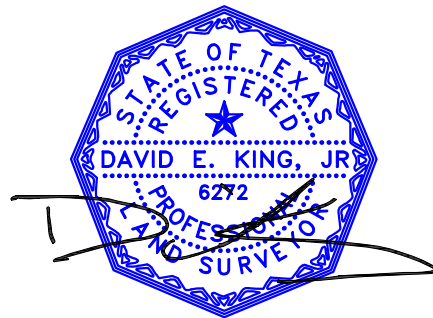
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 215, PAGE 416, OFFICE OF THE COUNTY CLERK, GALVESTON COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY

JOB NO.:	2306039919	NO.	REVISION	DATE
DATE:	06/15/23			
DRAWN BY:	SK/UB			
APPROVED BY:	DEK			



FIRM REGISTRATION NO. 10190700

DAVID E. KING, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6272

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Overland Consortium Inc. Surveyors

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

999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209