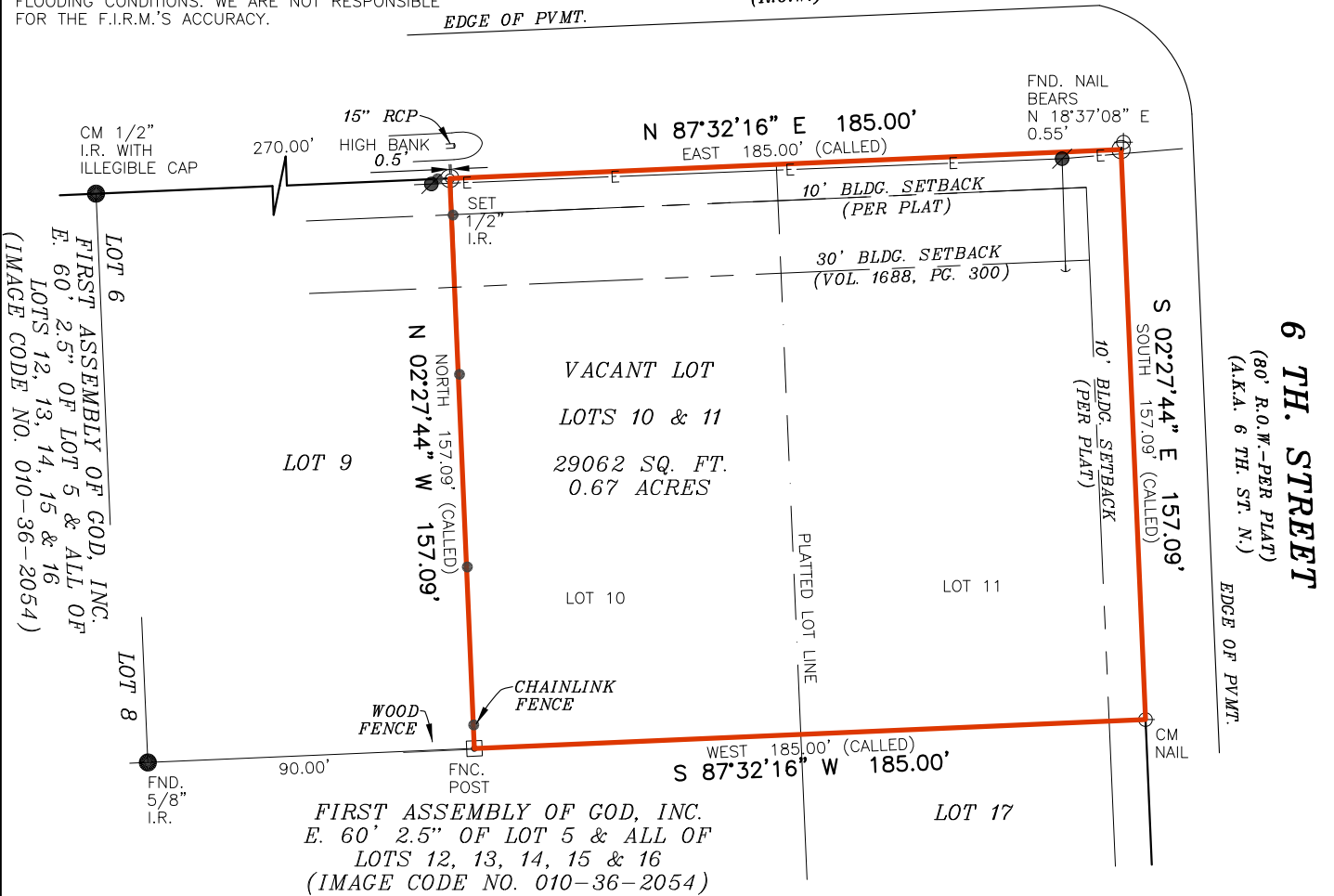


FLOOD INFORMATION
 FIRM: 48167C PANEL: 0267 G
 REV. DATE: 08/15/2019
 ZONE: SHADED "X"

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.

25 TH. AVENUE NORTH
 (R.O.W.)



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.

THE SETBACKS 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 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GF NO. SW0004537 ISSUED ON 01/09/24.

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

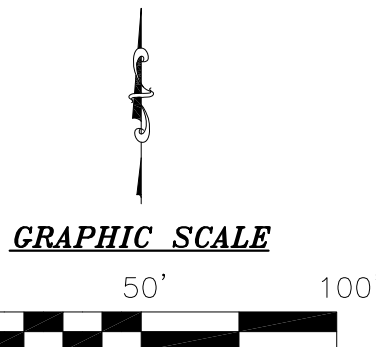
THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTING OR FUTURE DEVELOPMENT STIPULATIONS. FUTURE DEVELOPMENT IS THE RESPONSIBILITY OF ENGINEERS/ARCHITECT. EASEMENTS AND SETBACKS ARE ONLY LIMITED TO WHAT IS DECLARED IN THE TITLE COMMITMENT PRESENTED TO OSC AT THE TIME OF THE SURVEY ORDER.

THERE EXIST A EASEMENT AS RECORDED IN VOLUME 1643, PAGE 521, DEED RECORDS, GALVESTON COUNTY, TEXAS.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- PLATTED LOT LINE
- SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- FOUND NAIL
- FENCE POST
- POWER POLE
- GUY ANCHOR
- CONTROL MONUMENT



I, LUTHER J. DALY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to SECURED TITLE OF TEXAS, LLC and ONE STOP HOME IMPROVEMENT SOLUTIONS INC. 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: ONE STOP HOME IMPROVEMENT SOLUTIONS INC.
 Address: 0 25TH AVE N., TEXAS CITY, TX 77590 GF No. SW0004537

Legal Description of the Land: Lots Ten (10) & Eleven (11), of Replat of Van-Ley Commercial Park, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 109, and transferred to Plat record 5, Map No. 71, all in the Map Records in the Office of the County Clerk of Galveston County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 1616, PAGE 109, MAP RECORDS IN THE OFFICE, GALVESTON COUNTY, TEXAS PLAT RECORD 5, MAP NO. 71, MAP RECORDS IN THE OFFICE, GALVESTON COUNTY, TEXAS VOLUME 1688, PAGE 300, REAL PROPERTY RECORDS, GALVESTON COUNTY, TEXAS



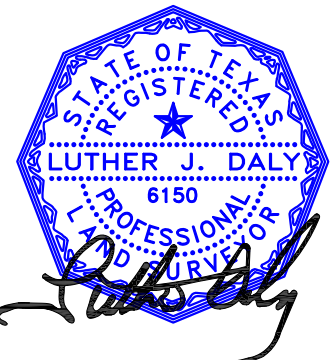
Overland Consortium Inc. Surveyors

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

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

"LAND TITLE" SURVEY

JOB NO.:	2401042518	NO.	REVISION	DATE
DATE:	01/17/24			
DRAWN BY:	DT/AK			
APPROVED BY:	LJD			



FIRM REGISTRATION NO. 10190700

LUTHER J. DALY, R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 6150

COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.