

ADDRESS : 1222 1ST AVENUE NORTH  
TEXAS CITY TEXAS 77590

OWNER : OWNER

TITLE CO : N/A

GF No. : N/A

LENDER : N/A

LEGEND

(CM) - CONTROLLING MONUMENT  
R.O.W.- RIGHT OF WAY  
C.C.F. - COUNTY CLERK FILE

⊕ = 5/8" IRON ROD FOUND

○ = IRON ROD SET

⊛ = POWER POLE

CA=COBERT AREA

AC=AIR CONDITIONAL

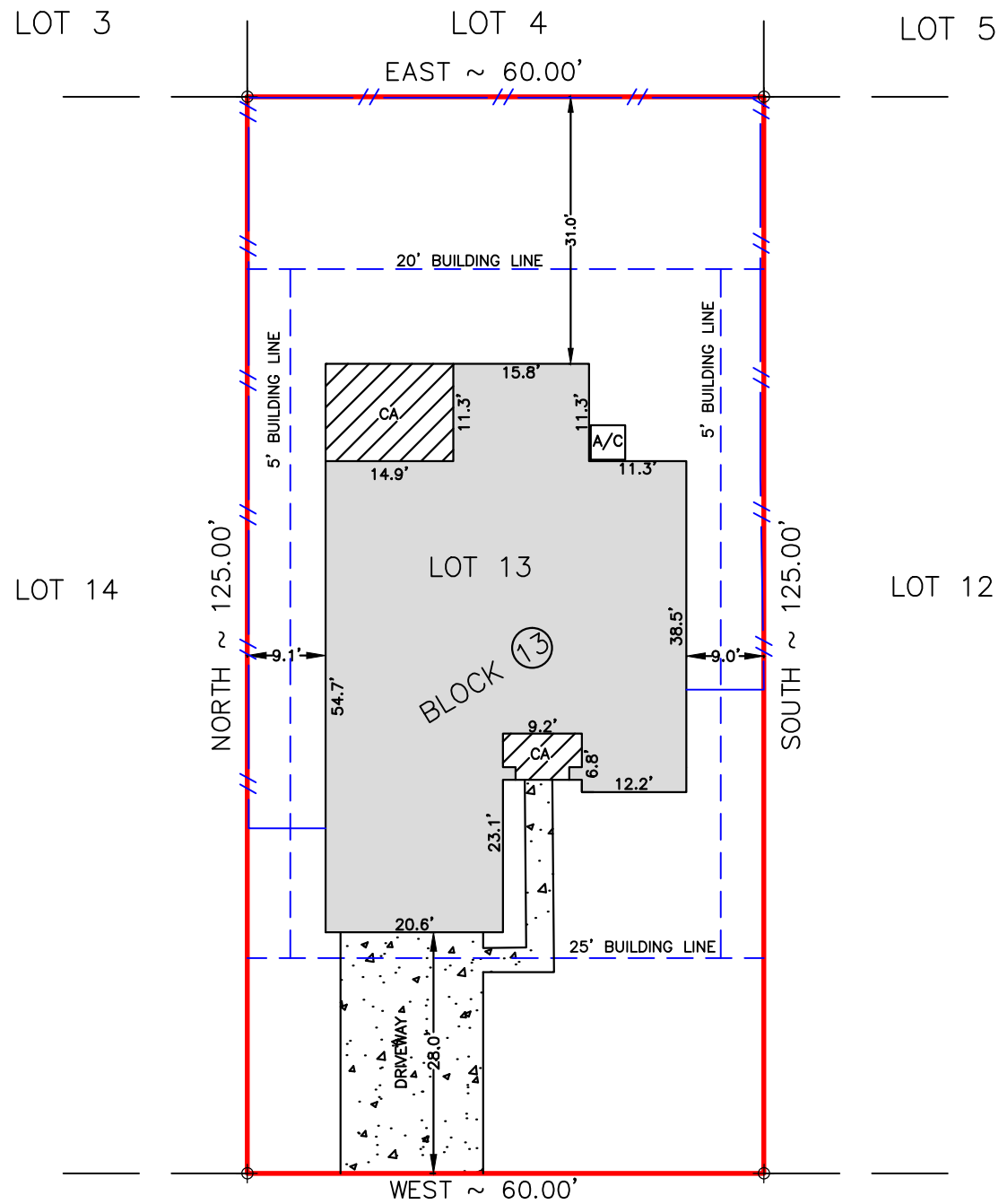
⊕ = ELEVATION POINT

JOB NO: 2024 06 12  
DATE: JUNE 12, 2023

NOTES:

1. BEARING BASED ON CHELSEA MANOR SUBDIVISION.
2. THIS SURVEY WAS PREPARED WITH A TITLE COMMITMENT.
3. NOTHING IN THIS SURVEY INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

A STANDARD SURVEY  
LOT 13, BLOCK 13, CHELSEA MANOR, A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT AP THEREOF RECORDED IN VOLUME 254-A, PAGE 54 AND TRANSFERRED TO PLAT RECORD 3, MAP No. 49 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.



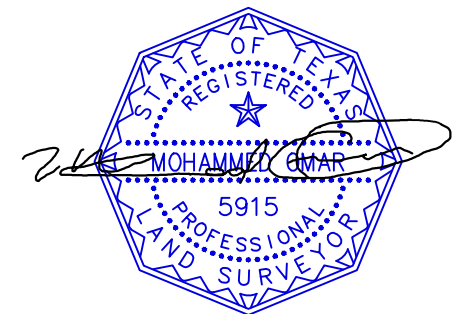
ASPHALT EDGE  
**1222 1st AVENUE NORTH**  
(80' R.O.W.)



SCALE:  
1"=20'

FLOOD INFORMATION  
THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" AS LOCATED BY F.E.M.A. FLOOD INSURANCE RATE PANEL NO: 48167C0269 G DATED: 08-15-2019.

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND ON THE 12TH DAY OF JUNE, 2024 THIS SURVEY IS ONLY CERTIFIED FOR SURVEY TRANSACTIONS.



MOHAMMED OMAR R.P.L.S. No. 5915  
25218 IBRIS RANCH DR KATY TEXAS 77494  
Phone #: 346 218 9770