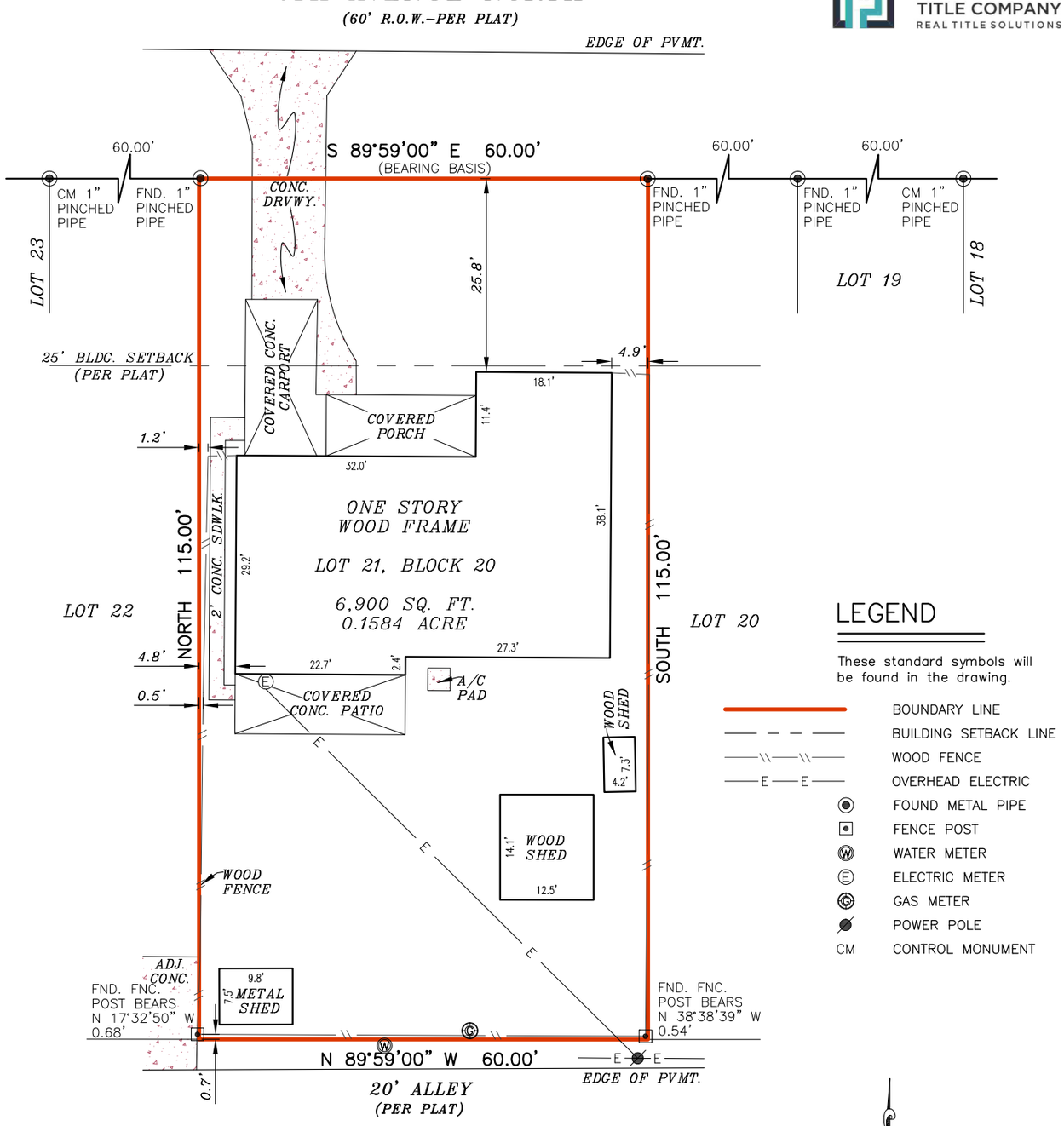
PATTEN TITLE COMPANY
REAL TITLE SOLUTIONS



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- OVERHEAD ELECTRIC
- FOUND METAL PIPE
- FENCE POST
- WATER METER
- ELECTRIC METER
- GAS METER
- POWER POLE
- CM 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.

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 WESTCOR LAND TITLE INSURANCE COMPANY GF NO. 7992-24-44036 ISSUED ON 02/24/24.

At date of this survey, the property is in FEMA designated ZONE ––– 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.

GRAPHIC SCALE

0' 20' 40'

I, RODRIC R REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to PATTEN TITLE COMPANY and CNR HOLDINGS LLC AND SYMANET, 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: ––
Address: 1721 4TH AVE. N. TEXAS CITY, TX 77590 GF No. 7992-24-44036

Legal Description of the Land: Lot 21, in Block 20, of WAYSIDE PLACE SECTION TWO (2), a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254A, Page 64 of the Map Records of Galveston County, Texas and transferred to Volume 9, Page 59 of Map Records of Galveston County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 9, PAGE 59 & VOLUME 254A, PAGE 64, MAP RECORDS, GALVESTON COUNTY, TEXAS VOLUME 890, PAGE 631, DEED RECORDS, GALVESTON COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

"LAND TITLE" SURVEY

JOB NO.:	2402042943	NO.	REVISION	DATE
DATE:	02/27/24			
DRAWN BY:	HP/AF			
APPROVED BY:	RRR			

STATE OF TEXAS REGISTERED RODRIC R. REESE 5883 PROFESSIONAL LAND SURVEYOR

FIRM REGISTRATION NO. 10190700
THIS SURVEY IS CONTRACTED TO RODRIC R REESE, RPLS
PHONE NUMBER 713-647-1315

RODRIC R REESE, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5883

Overland Consortium Inc. Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

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