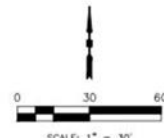


- NOTES:**
1. This survey was prepared without the benefit of a title commitment; no additional research regarding the existence of easements or restrictions of record has been performed by DVJ Land Surveying.
 2. This tract lies in Zone "AL", areas determined to be inside the 1% annual chance floodplain, as per the National Flood Insurance Program FIRI Map Panel Number 48167002360, effective date: August 15, 2019.
 3. Bearings shown herein are based on the Texas Coordinate System, South Central Zone, NAD 83.
 4. Mineral Rights and/or Lease Rights are not survey related and therefore not a part of this survey.
 5. Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
 6. All easements and setbacks shown herein are of record in said subdivision unless otherwise noted.
 7. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named above and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.



ABBREVIATIONS LEGEND

- A ABSTRACT
- BLDG. BUILDING
- I.S.T. INSIDE SUBJECT TRACT
- O.S.T. OUTSIDE SUBJECT TRACT
- COVD. COVERED
- FND FOUND
- G.C.M.R. GALVESTON COUNTY MAP RECORDS
- I.R. IRON ROD
- R.O.W. RIGHT OF WAY
- SQ. FT. SQUARE FEET
- VOL. VOLUME
- P.C. PAGE

SYMBOLS LEGEND

- IRON ROD FOUND
- 1/2" I.R. W/ "VILLA 6751" CAP SET
- ⊙ SANITARY MANHOLE
- ⊠ TRAFFIC SIGN
- CHAIN LINK FENCE
- TOP OF BANK

BOUNDARY SURVEY OF LOT 29 AND LOT 30, IN BLOCK 40, OF SAN LEON TOWNSITE VOL. 8, PG. 17, G.C.M.R. LOCATED IN THE EDWARDS, A. SURVEY, A-10, GALVESTON COUNTY, TEXAS.

ADDRESS: 109 EPR ST. San Leon, TX 77559

OF NO.: N/A

KEY MAP: N/A

SCALE: 1" = 30'

DATE: 09/14/2023

JOB NO.: 23-0841

DRAWN BY: SP

CHECKED BY: CEG

DVJ CIVIL ENGINEERING & LAND SURVEYING

TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517



This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category IA, Condition B Land Title Survey.

DVJ

Daniel Villa, Jr., PE, RPLS
Registered Professional Land Surveyor
Texas Registration No. 6751