

BOUNDARY SURVEY

OF LOT 4, BLOCK 1, REPLAT OF ELLIS LANDING

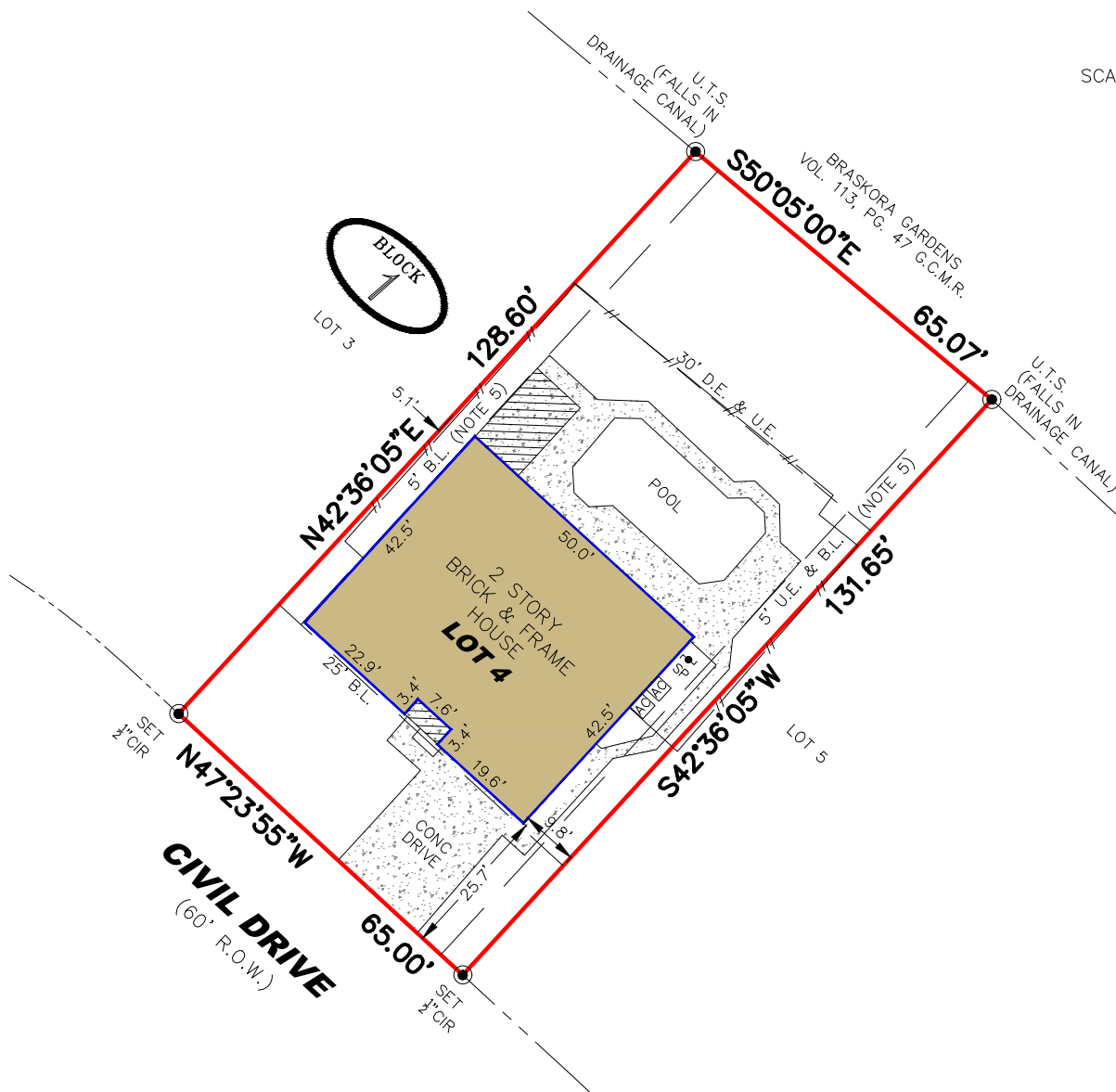
MAP OR PLAT RECORDED IN PLAT RECORD 15, MAP NO. 112 OF THE COUNTY CLERK'S RECORDS OF GALVESTON COUNTY, TEXAS, AS CORRECTED BY AFFIDAVIT OF RECORD IN VOL. 2989, PG. 794 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS 108 CIVIL DRIVE, LEAGUE CITY, GALVESTON COUNTY, TX 77573

FLOOD PLAIN INFO:

THIS PROPERTY LIES PARTIALLY WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 48167C 0038G
 MAP REVISION: 8/15/2019
 ZONE X (HOUSE) AND ZONE A (REAR YARD WITHIN D.E.)
 (BASED ONLY ON VISUAL EXAMINATION OF MAPS)



SCALE: 1"=30'



NOTES:

1. BEARING BASIS: RECORDED SUBDIVISION PLAT
2. ALL ABSTRACTING PERFORMED BY TITLE COMPANY
3. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
4. LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, GF NO. 07-193233SP
5. A 5' BUILDING SETBACK LINE ALONG THE INTERIOR PROPERTY LINES, EXCEPT WHERE AN ATTACHED GARAGE SET BACK 65' FROM THE FRONT PROPERTY LINE MAY BE 3 FEET, AS SET FORTH IN INSTRUMENT RECORDED IN VOL. 2990, PG. 664, OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS
6. ANY AND ALL EASEMENTS, BUILDING LINES, AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED UNDER VOL. 15, PG. 112, OF THE MAP/PLAT RECORDS, CORRECTED IN VOL. 2989, PG. 794, OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS

CONTROL MONUMENTS:

CONTROL MONUMENTS FOR THE BOUNDARY DETERMINATION OF THIS TRACT ARE LOCATED AT THE FOLLOWING LOT CORNERS:

- SE CORNER LOT 5, BLOCK 1 (FND 1" I.P.)
- SE CORNER LOT 8, BLOCK 1 (FND 1/2" I.R.)
- SE CORNER LOT 12, BLOCK 1 (FND 1/2" I.R.)

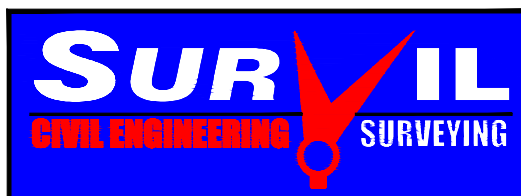
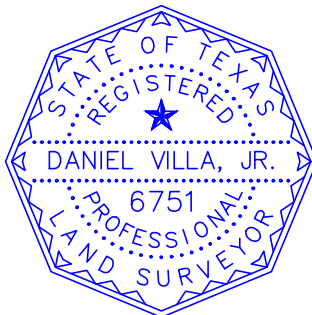
LEGEND:

- CONTROL MONUMENT
- WOOD FENCE
- PROPERTY LINE
- CONCRETE PAVEMENT
- COVERED AREA

- CIR=CAPPED IRON ROD
- D.E.=DRAINAGE EASEMENT
- B.L.=BUILDING LINE
- COR=CORNER
- FNC=FENCE
- G.C.M.R.=GALVESTON COUNTY MAP RECORDS
- IP=IRON PIPE
- IR=IRON ROD
- R.O.W.=RIGHT-OF-WAY
- SP=SERVICE POLE
- U.E.=UTILITY EASEMENT
- U.T.S.=UNABLE TO SET

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DANIEL VILLA, JR.
 REGISTRATION NO. 6751



6037 N. FRY ROAD, SUITE 126, #133
 KATY, TEXAS 77449
 832.518.9910/832.349.5978
 T.B.P.L.S. FIRM NO. 10194517

JOB NO.: 19-09-057
 DATE: 9/24/19
 FOR: HOMELAND TITLE CO.
 GF#: 07-193233SP
 PURCHASER: DANIELLE RAE HUBERT