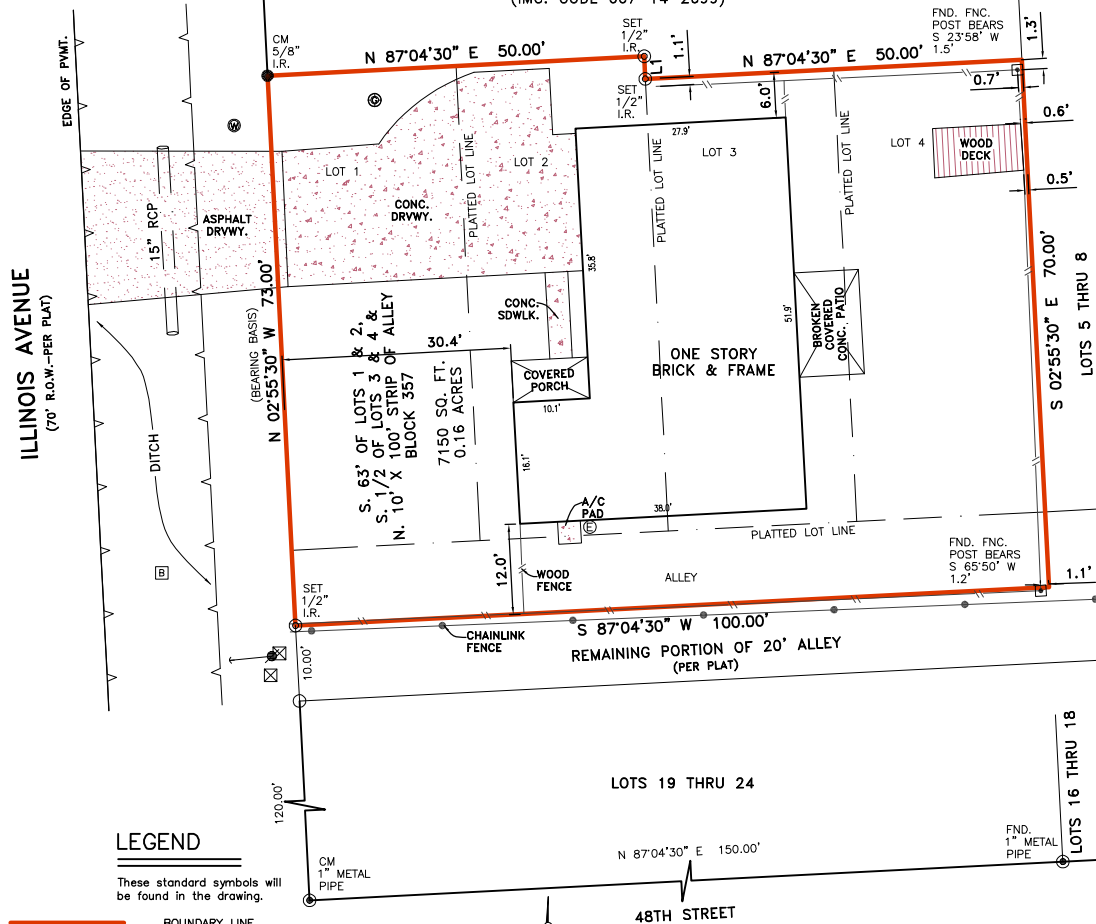


LINE	BEARING	DISTANCE
L1	S 02°55'30" E	3.00'

LIBRADO PEREZ & IRENE PEREZ
N. 57' OF LOTS 1 & 2 &
N. 1/2 OF LOTS 3 & 4
(IMG. CODE 007-14-2699)



LEGEND

These standard symbols will be found in the drawing.

	BOUNDARY LINE
	WOOD FENCE
	CHAINLINK FENCE
	HIGH BANK
	PLATTED LOT LINE
	SET 1/2" IRON ROD WITH CAP
	PROPERTY CORNER
	FOUND IRON ROD
	FOUND METAL PIPE
	FENCE POST
	TELEPHONE PEDESTAL
	WATER METER
	ELECTRIC METER
	GAS METER
	POWER POLE
	GUY ANCHOR
	2' X 3' PLASTIC BOX
	CONTROL MONUMENT

GRAPHIC SCALE



FLOOD INFORMATION
FIRM: 48167C PANEL: 0235 G
REV. DATE: 08/15/2019
ZONE: "AE"

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.

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.

NO RECORDED BUILDING LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

THIS SURVEY IS THE PROPERTY OF OVERLAND SURVEYORS CONSORTIUM. IT IS CERTIFIED FOR THIS USE ONLY, AND IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR OWNERS.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY GF NO. 26-1390 ISSUED ON 02/02/2026.

BASIS OF BEARINGS, INSTRUMENT NO. 2021055547, MAP RECORDS OF GALVESTON COUNTY, TEXAS.

I, RODRIC R REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to SPARTAN TITLE LLC and FLIPCO FINANCIAL, 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: COPELAND REALTY INVESTMENTS LLC
Address: 4711 ILLINOIS ST., DICKINSON, TX 77539 GF No. 26-1390

Legal Description of the Land: The South 63 feet of lots 1 and 2, together with a strip of land 10 feet by 50 feet adjoining and abutting said lots on South and what would be North 1/2 of alley in Block 357, and the South 1/2 of lots 3 and 4, in the Town of NICHOLSTONE in Galveston County, Texas according to the map thereof in Volume 93, Page 3, in the office of the County Clerk of Galveston County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 93, PAGE 3, MAP/PLAT RECORDS, GALVESTON COUNTY, TEXAS.

PROPERTY PHOTOGRAPH:



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.:	2602050625	NO.	REVISION	DATE
DATE:	02/10/26			
DRAWN BY:	UR/PD			
APPROVED BY:	RRR			



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

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