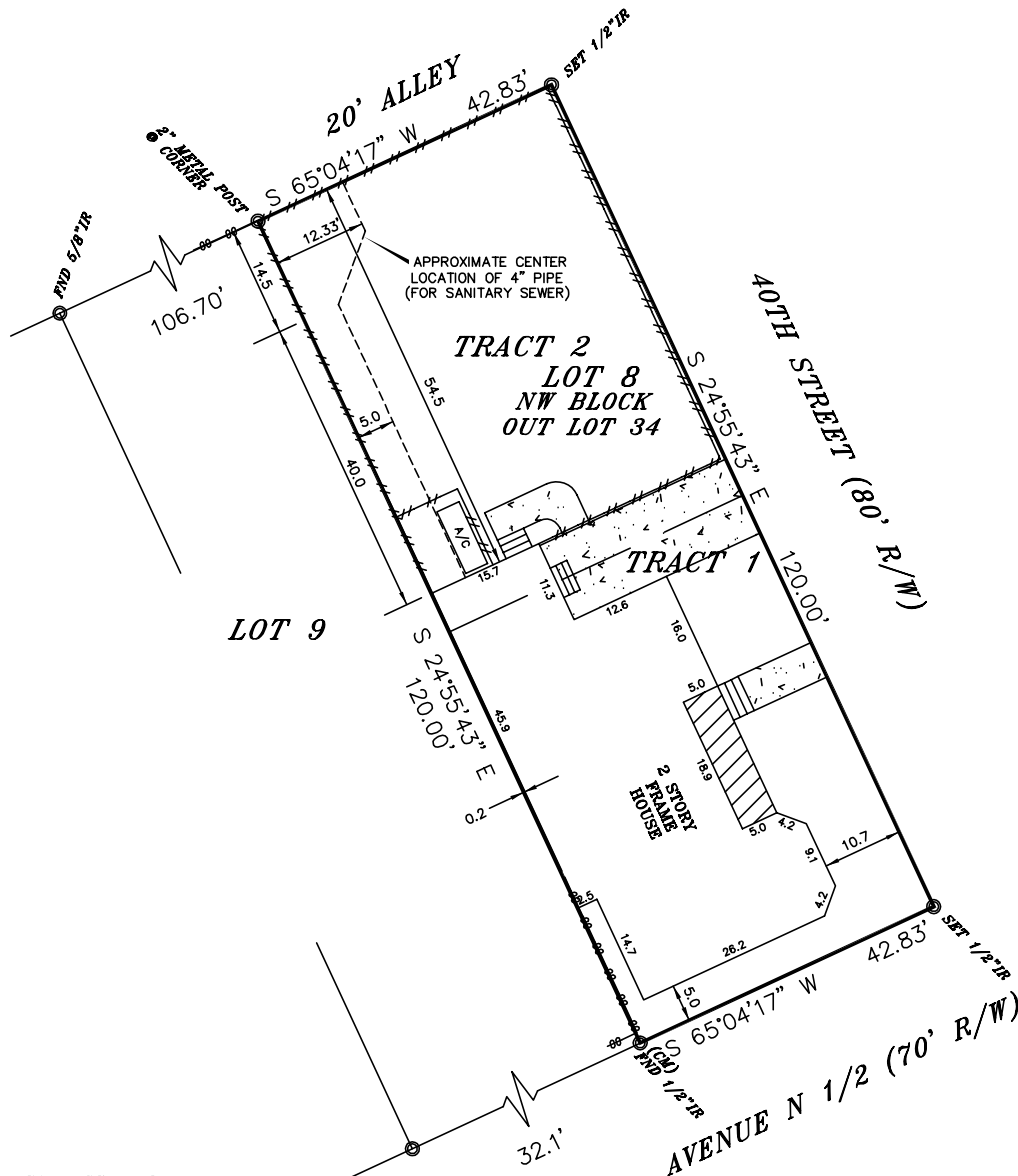


ADDRESS: 1513 & 1527 40TH STREET, GALVESTON, TX 77550

LEGEND		
IRON ROD	IR	COVERED AREA
UTILITY EASEMENT	U.E.	
BUILDING LINE	B.L.	CONCRETE
AERIAL EASEMENT	A.E.	
WOOD FENCE	W.F.	WOOD
WIRE FENCE	W.F.	
CHAIN LINK FENCE	CL.F.	
GARAGE BUILDING LINE	G.B.L.	CONTROL MONUMENT
WATER LINE EASEMENT	W.L.E.	(CM)



LEGAL DESCRIPTION

TRACT 1:

THE SOUTH SIXTY (60) FEET OF LOT EIGHT (8), IN THE NORTHWEST BLOCK OF OUTLOT THIRTY-FOUR (34), IN THE CITY AND COUNTY OF GALVESTON, STATE OF TEXAS.

TRACT 2:

THE NORTH SIXTY (60) FEET OF LOT EIGHT (8), IN THE NORTHWEST BLOCK OF OUTLOT THIRTY-FOUR (34), IN THE CITY AND COUNTY OF GALVESTON, STATE OF TEXAS.



ELEVATION EXPRESS LAND SURVEYS

FIRM NO. 10191800
WWW.ELEVATIONEXPRESSLANDSURVEYS.COM
1450 W. GRAND PARKWAY SOUTH
SUITE G-158
KATY, TX 77494
281-674-5685



George J. Maliakkal

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AS WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

BUYER ZAS HOMES LLC dba CITY BUILDERS

JOB# 2107073

GP# 200787-CL

DATE 5/6/2022 REV. 5/24/2022

ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORD. IF THE SUBJECT PROPERTIES LIES IN A RECORDED SUBDIVISION OF SAID COUNTY MENTIONED IN LEGAL DESCRIPTION, IN THE CASE WHERE A LEGAL DESCRIPTION MENTIONS NO RECORDED PLAT OR HAS AN ATTACHED METES AND BOUNDS, ALL BEARINGS ARE BASED ON TEXAS SOUTH CENTRAL GPS COORDINATE SYSTEM 4204 (NAD83, 2011 ADJ) GEODID, UNLESS OTHERWISE NOTED.

THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.

SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS, RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY. NO RESEARCH WAS DONE FOR SUCH EASEMENTS OR RESTRICTIONS BY ELEVATION EXPRESS LAND SURVEYS. THEREFORE IS NOT RESPONSIBLE FOR SHOWING SUCH EASEMENTS OR RESTRICTIONS. EASEMENTS SHOWN ON SURVEY ARE RELATED TO NOTES FROM OR SHOWN ON A RECORDED PLAT OF LEGAL DESCRIPTION AND/OR ARE MENTIONED IN SCHEDULE "B" OF PROVIDED TITLE COMMITMENT.

Any reference to the 100 year flood plain of flood hazard zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to the Flood Insurance Rate Map for GALVESTON COUNTY, Dated 08/15/2019, Map No. 48167C0446, the property described lies within "ZONE AE" of the 100 yr. Flood. Flood information is based on graphic plotting only due to inherent inaccuracies on FEMA maps, we can not assume responsibility for exact determination.