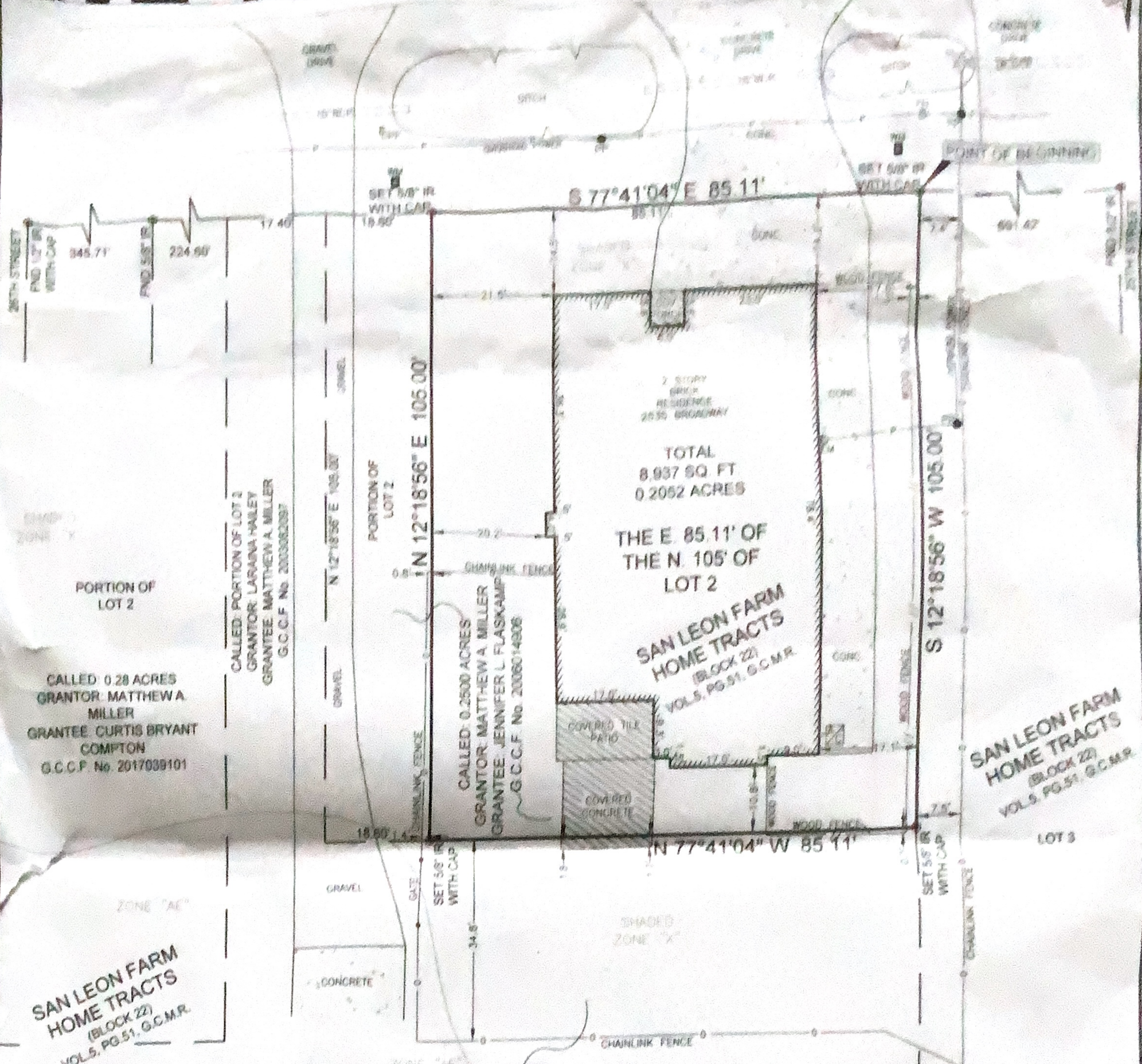


Scale 1" = 20'



BROADWAY STREET

(300' R.O.W.)
VOL. 5, PG. 51, G.C.M.R.



PORTION OF LOT 2
CALLED: 0.28 ACRES
GRANTOR: MATTHEWA MILLER
GRANTEE: CURTIS BRYANT COMPTON
G.C.C.F. No. 2017039101

CALLLED: PORTION OF LOT 2
GRANTOR: LARAINA HAILEY
GRANTEE: MATTHEWA MILLER
G.C.C.F. No. 2003082097

CALLLED: 0.2500 ACRES
GRANTOR: MATTHEWA MILLER
GRANTEE: JENNIFER L. FLASKAMP
G.C.C.F. No. 2006014906

SAN LEON FARM HOME TRACTS
(BLOCK 22)
VOL. 5, PG. 51, G.C.M.R.

SAN LEON FARM HOME TRACTS
(BLOCK 22)
VOL. 5, PG. 51, G.C.M.R.

CALLLED: PORTION OF LOT 2
GRANTOR: LARAINA HAILEY
GRANTEE: MATTHEWA MILLER
G.C.C.F. No. 2003082097

BOUNDARY SURVEY
OF
0.2052 ACRES OF LAND
(8,937 SQ. FT.)
BEING

**THE E. 85.11' OF THE N. 105' OF LOT 2,
BLOCK 22, SAN LEON FARM HOME TRACTS**

AS RECORDED UNDER VOLUME 5, PAGE 51, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS

ALSO BEING
A PORTION OF THAT CERTAIN 0.2500 ACRE TRACT
AS CONVEYED TO JENNIFER L. FLASKAMP BY DEED RECORDED UNDER
GALVESTON COUNTY CLERK'S FILE No. 2006014906, SAME BEING
AND BEING FURTHER SITUATED WITHIN THE
AMOS EDWARDS SURVEY, A-10
CITY OF SAN LEON, GALVESTON COUNTY, TEXAS

- LEGEND**
- WM - WATER METER
 - FH - FIRE HYDRANT
 - PP - POWER
 - SL - STREET LIGHT
 - EM - ELECTRIC METER
 - CPF - CENTERPOINT PIN FLAG
 - COV. - COVERED
 - CONC. - CONCRETE
 - FND - FOUND
 - IR - IRON ROD
 - VOL. - VOLUME
 - PG. - PAGE
 - G.C.M.R. - GALVESTON COUNTY MAP RECORDS
 - G.C.C.F. - GALVESTON COUNTY CLERK'S FILE

- NOTES**
1. This survey lies wholly within "Shaded Zone X" or area determined to be inside the 500-year floodplain according to the "Flood Insurance Rate Map" (FIRM) No. 48167C0255 G, dated August 16, 2019.
 2. All bearings shown hereon are based on the Texas State Plane Coordinate System (Texas South Central 4204).
 3. This property is subject to any building lines, zoning and platting laws and ordinances now in force in the City of San Leon, County of Galveston, Texas.
 4. This survey does not address architectural protrusions such as eaves, overhangs, window ledges, etc. in relation to easements and/or building lines.
 5. This survey does not constitute a title search by the surveyor. All information regarding recorded easements and any other document that might affect the quality of title to the tract shown hereon was not abstracted.

ADDRESS: 2535 BROADWAY STREET
SAN LEON, TEXAS 77539

PURCHASER: -

RECORDING: VOL. 5, PG. 51, G.C.M.R.

DRAWING INFORMATION			
SCALE	1" = 20'		
PROJ #	21-110		
FILE	2535 Broadway (Bndy).dwg		
FIELD BY		DRAFTING BY	
BY	CUDA	BY	D.MOON
DATE	2-12-22	DATE	4-8-22
FB	Field Book	VER	2021

I, Kevin K. Kolb, do hereby certify this plat correctly represents a boundary survey made under my supervision on the ground on 2-12-22 in accordance with the information provided me and correctly represents the facts as found at the time of this survey. There are no encroachments except as shown hereon.

WITNESS MY HAND AND SEAL
THIS THE 20th DAY OF APRIL, 2022

[Signature]

Kevin K. Kolb
Registered Professional Land Surveyor
Texas Registration No. 5299



TOTAL SURVEYORS, INC.
4301 CENTER STREET, DEER PARK, TEXAS
PHONE: 281.479.5719 | TOTALSURVEYORS.COM
T.S.P.L.S. FIRM REGISTRATION No. 10075300