

**Capital Title**  
A Shaddock Company

**LEGEND**

- |                                    |                         |
|------------------------------------|-------------------------|
| ○ 1/2" ROD FOUND                   | □ FENCE POST FOR CORNER |
| ⊗ 1/2" ROD SET                     | CM CONTROLLING MONUMENT |
| ○ 1/2" PIPE FOUND                  | CM AIR CONDITIONER      |
| ⊗ "X" FOUND/SET                    | PE POOL EQUIPMENT       |
| ⊕ POINT FOR CORNER                 | ● POWER POLE            |
| ⊗ 5/8" ROD FOUND                   | △ OVERHEAD ELECTRIC     |
| T TRANSFORMER PAD                  | — I— IRON FENCE         |
| ■ COLUMN                           | — X — BARBED WIRE       |
| ▲ UNDERGROUND ELECTRIC             | — / — EDGE OF ASPHALT   |
| — OHP — OVERHEAD ELECTRIC POWER    | — / — EDGE OF GRAVEL    |
| — OES — OVERHEAD ELECTRIC SERVICE  | ○ CHAIN LINK            |
| — □ — WOOD FENCE 0.5' WIDE TYPICAL | — [ — STONE             |
| — [ — DOUBLE SIDED WOOD FENCE      | — [ — CONCRETE          |
|                                    | — [ — COVERED AREA      |
|                                    | — [ — BRICK             |

**EXCEPTIONS:**

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 155, PG. 10; VOL. 7, PG. 1

**NOTES:**  
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
FLOOD NOTE: According to the F.I.R.M. No. 48167C0235G, this property does lie in Zone AE and DOES lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Capital Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: \_\_\_\_\_  
Date: \_\_\_\_\_ Purchaser  
Purchaser

**2517 29th Street**

Being a portion of Lot 7, Block 153, of MOORE'S ADDITION, to the Town of Dickinson, an Addition to Galveston County, Texas, according to the Plat thereof recorded in Volume 155, Page 10, and transferred to Volume 7, Page 1, Galveston County, Texas, same being a tract of land conveyed to Shihvholz LLC, by deed recorded in Instrument Number 2021032356, Official Public Records of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

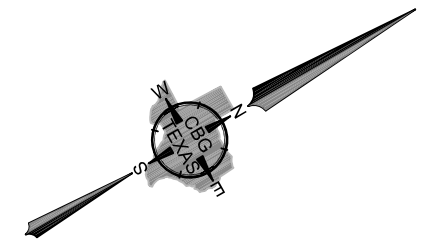
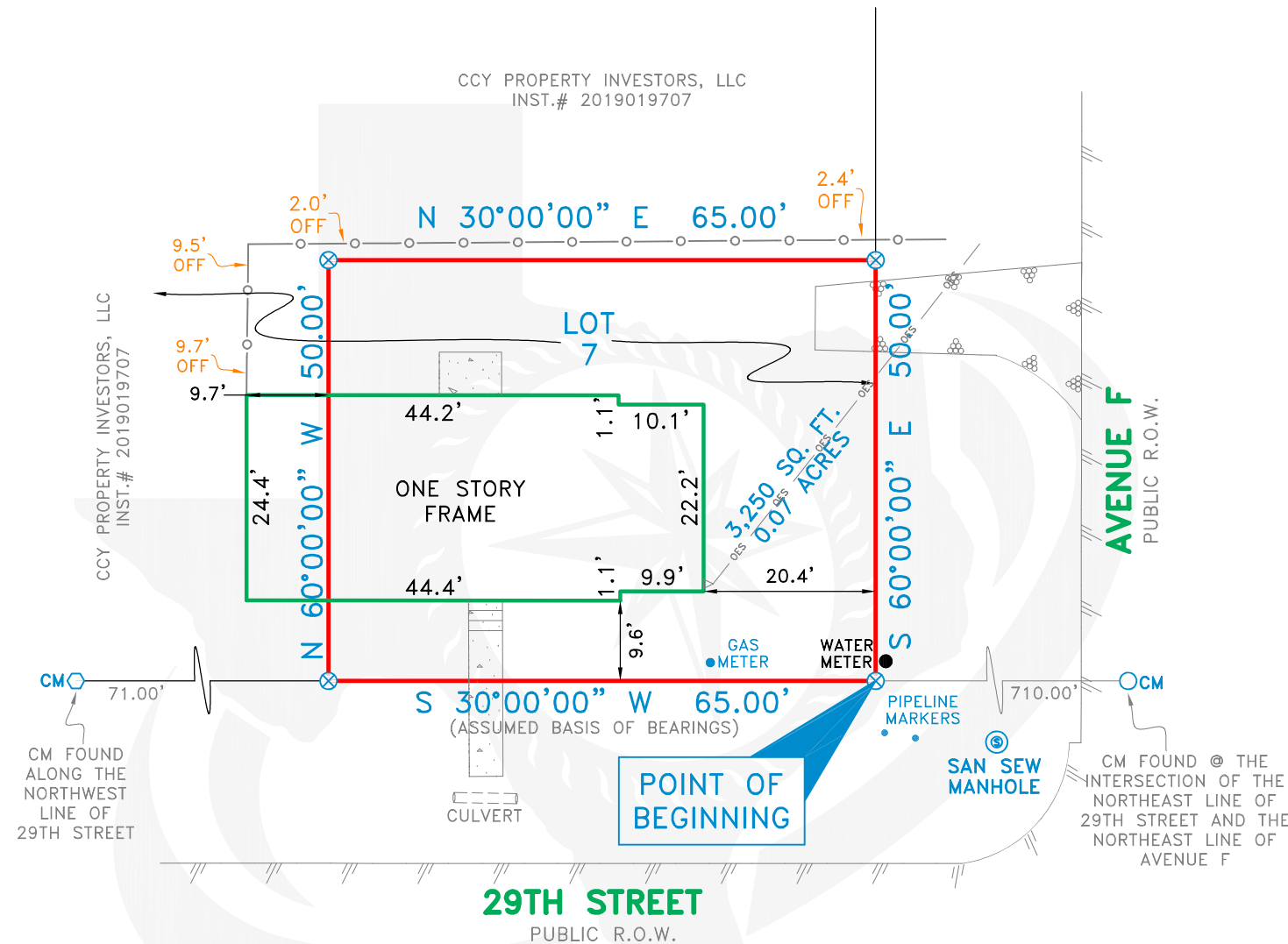
BEGINNING at a 1/2 inch Iron rod set stamped "CBG Surveying" for corner, said corner being the intersection of the Southwest line of Avenue F (public right-of-way), and the Northwest line of 29th Street (public right-of-way);

THENCE South 30 degrees 00 minutes 00 seconds West, along said Northwest line of 29th Street, a distance of 65.00 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being an East corner of a tract of land conveyed to CCY Property Investors, LLC, by deed recorded in Instrument Number 2019019707, Official Public Records of Galveston County, Texas;

THENCE North 60 degrees 00 minutes 00 seconds West, along a said Northeast line of CCY Property Investors, LLC tract, a distance of 50.00 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being an "ell" corner said CCY Property Investors, LLC tract;

THENCE North 30 degrees 00 minutes 00 seconds East, along a said Southeast line of CCY Property Investors, LLC tract, a distance of 65.00 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being an East corner of said CCY Property Investors, LLC tract, and lying on the said Southwest line of Avenue F;

THENCE South 60 degrees 00 minutes 00 seconds East, along the aforementioned Southwest line of Avenue F, a distance of 50.00 feet to the POINT OF BEGINNING and containing 3,250 square feet or 0.07 acres of land.



Drawn By: CAJ  
Scale: 1" = 20'  
Date: 06/29/2021  
GF NO.: 210050-AC-MD  
Job No. 2112983

419 Century Plaza Dr., Ste. 210  
Houston, TX 77073  
P 281.443.9288  
F 281.443.9224  
Firm No. 10194280  
www.cbgtxllc.com

Being a portion of Lot 7, Block 153, of MOORE'S ADDITION, to the Town of Dickinson, an Addition to Galveston County, Texas, according to the Plat thereof recorded in Volume 155, Page 10, and transferred to Volume 7, Page 1, Galveston County, Texas, same being a tract of land conveyed to Shivholtz LLC, by deed recorded in Instrument Number 2021032356, Official Public Records of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being the intersection of the Southwest line of Avenue F (public right-of-way), and the Northwest line of 29th Street (public right-of-way);

THENCE South 30 degrees 00 minutes 00 seconds West, along said Northwest line of 29th Street, a distance of 65.00 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being an East corner of a tract of land conveyed to CCY Property Investors, LLC, by deed recorded in Instrument Number 2019019707, Official Public Records of Galveston County, Texas;

THENCE North 60 degrees 00 minutes 00 seconds West, along a said Northeast line of CCY Property Investors, LLC tract, a distance of 50.00 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being an "ell" corner said CCY Property Investors, LLC tract;

THENCE North 30 degrees 00 minutes 00 seconds East, along a said Southeast line of CCY Property Investors, LLC tract, a distance of 65.00 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being an East corner of said CCY Property Investors, LLC tract, and lying on the said Southwest line of Avenue F;

THENCE South 60 degrees 00 minutes 00 seconds East, along the aforementioned Southwest line of Avenue F, a distance of 50.00 feet to the POINT OF BEGINNING and containing 3,250 square feet or 0.07 acres of land.