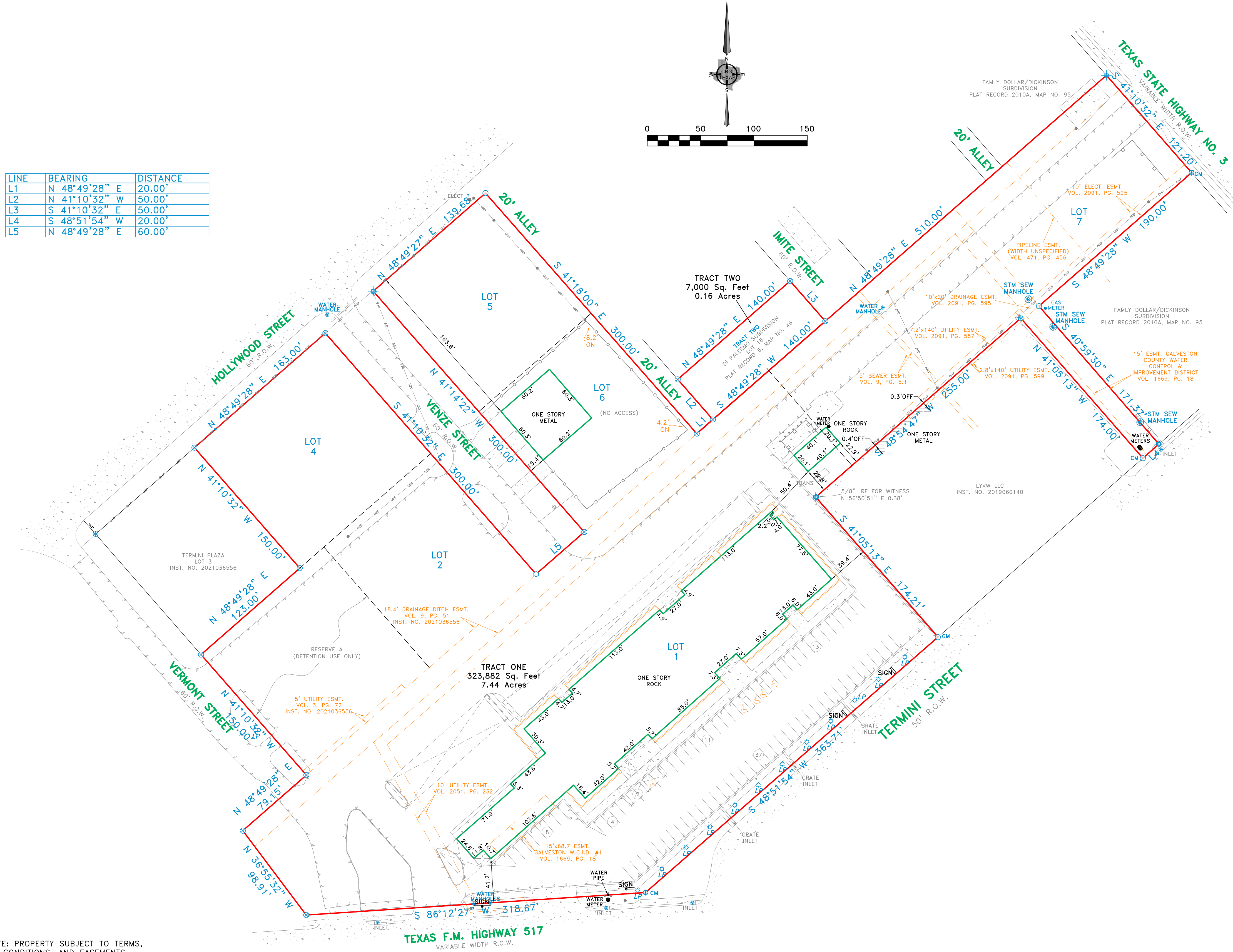
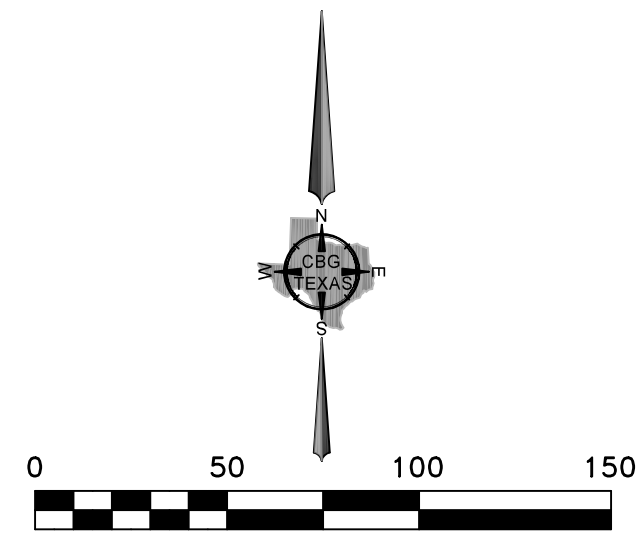


**2401 Termini Street**

TRACT ONE: Lots One (1), Two (2), Four (4), Five (5), Six (6) and Seven (7) and Reserve "A", of TERMINI PLAZA, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in County Clerk's file No. 2021036556, Official Public Records, Galveston County, Texas.

TRACT TWO: Lot Eighteen (18) of the DI PALERMO SUBDIVISION, a subdivision of the South 1/2 of Lots 154 and 155 of ADDITION "D" to the TOWN OF DICKINSON according to the map or plat thereof recorded in Volume 254, Page 133 and transferred to Plat Record 6, Map Number 46 of the Map Records of Galveston County, Texas.

LINE	BEARING	DISTANCE
L1	N 48°49'28" E	20.00'
L2	N 41°10'32" W	50.00'
L3	S 41°10'32" E	50.00'
L4	S 48°51'54" W	20.00'
L5	N 48°49'28" E	60.00'



**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor hereby certifies to Old Republic National Title Insurance Company) that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property located at 2401 Termini Street described in Instrument No. 2010033938 & 20200025321, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Federal Emergency Rate Map Community Panel No. 48167C0235G) pursuant to the Flood Disaster Protection Act of 1973 (8/15/2019)

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

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.

EXECUTED this 29TH day of October, 2025.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

Registered Professional Land Surveyor

ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CC# 2021036556 VOL. 3, PG. 72 VOL. 9, PG. 5.1 VOL. 471, PG. 456 VOL. 1669, PG. 18 VOL. 1933, PG. 623 VOL. 2051, PG. 232 VOL. 2091, PG. 587 VOL. 2091, PG. 595 VOL. 2091, PG. 599

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE

NOTES: easements and building lines are by recorded plat unless otherwise noted.

**STRATOS TITLE**



Call 811 Before You Dig

REVISIONS		
DATE	BY	NOTES

CONTROLLING MONUMENT		LEGEND	
○	1/2" IRON ROD FOUND	—	ASPHALT PAVING
○	1/2" IRON ROD SET	—	CHAIN LINK FENCE
○	MAG NAIL FOUND	—	WOOD FENCE
○	5/8" ROD FOUND	—	0.5" WIDE TYPICAL BARBED WIRE
□	FENCE POST CORNER	—	IRON FENCE
⊗	"x" FOUND / SET	—	PIPE FENCE
▲	UNDERGROUND ELECTRIC	—	COVERED PORCH/DECK OR CARPORT
▲	OVERHEAD ELECTRIC	—	OVERHEAD ELECTRIC SERVICE
▲	POWER POLE	—	OVERHEAD POWER LINE
▲	POINT FOR CORNER	—	CONCRETE PAVING
▲	GRAVEL/ROCK ROAD OR DRIVE	—	DOUBLE SIDED WOOD FENCE

<b>CBG</b> SURVEYING TEXAS LLC	419 Century Plaza Dr. Suite 210 Houston, TX 77073 P 214.349.9485 F 214.349.2216 Firm No. 10194280 www.cbgtitle.com			
SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	10/29/2025	123	STX-25-1860	TO

<b>TEXAS LAND TITLE SURVEY</b>	
CITY OF DICKINSON, GALVESTON COUNTY, TEXAS	
2401 TERMINI STREET	