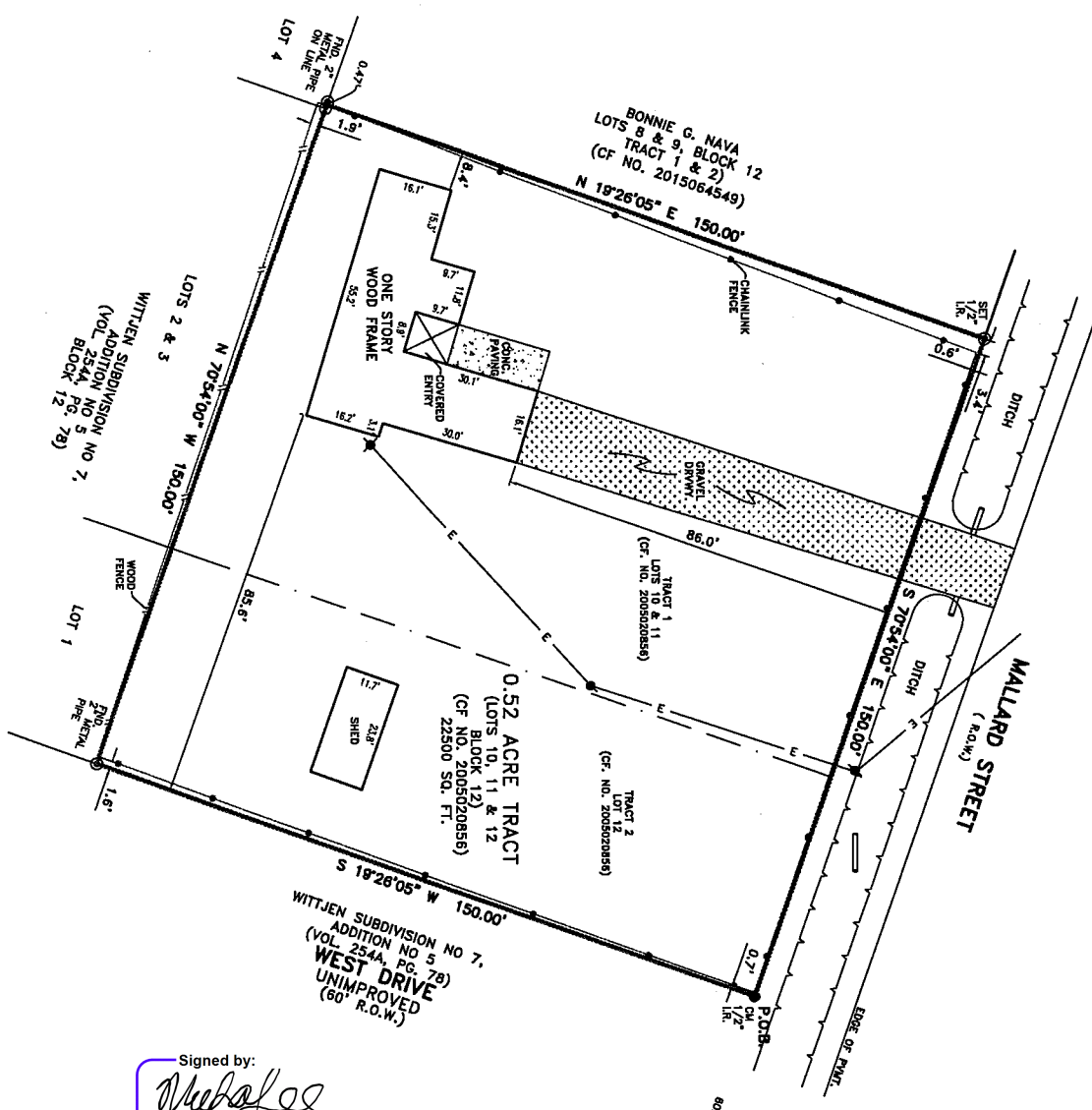




Signed by: 
83E32ED134614AA...

SUPERVISORS' MEETING: THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SUPERVISORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION 1I SURVEY.

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

THIS SURVEY IS THE PROPERTY OF OVERLAND SURVOTERS CONSPIRACY. IT IS CARRIED FOR THIS USE ONLY, AND IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR OWNERS.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST MONUMENT, TITLE INSURANCE COMPANY OF NO. 26-53390-01, FI- ISSUED ON 06/18/26.

TITLE EXIST 4. RESIDENT AS RECORDED IN VOLUME 861, PAGE 657, 861, PAGE 385, 861, FULL PROPERTY, BAKENSON COUNTY, TEXAS.

FLOOD INFORMATION
FIRM: 48187C PANEL: 0404 G
FIRM: 48187C PANEL: 0403 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
FLOOD CONDITIONS THAT ARE NOT RESPONSIBLE
FOR THE FIRM'S ABOVECARD.

GRAPHIC SCALE

0' 30' 60'

A horizontal scale bar with alternating black and white segments. The segments are labeled 0', 30', and 60' at the top. The bar is divided into three equal sections, each representing 30 feet. The first section (0-30 feet) has four black segments and three white segments. The second section (30-60 feet) has three black segments and two white segments. The third section (60-90 feet) has two black segments and one white segment.

LEGEND

These standard symbols will be found in the drawing.

	BOUNDARY LINE
	WOOD FENCE
	CHAIN-LINK FENCE
	OVERHEAD ELECTRIC
	SET 1/2" IRON ROD
	PROPERTY CORNER
	FOUND IRON ROD
	FOUND METAL PIPE
	POWER POLE
	METER POLE
	CONTROL MONUMENT

LOTS 10, 11 & 12, BLK 12
0.52 ACRE TRACT
SALVESTON COUNTY, TEXAS

BEING THE SURFACE ESTATE ONLY OF A 0.52 ACRES TRACT OF LAND KNOWN AS LOTS 10, 11 & 12, BLOCK 2, WRITTEN, SECTION 17, UNRECORDED SUBDIVISION OUT OF THE JAMES SHILLMAN SURVEY 4-7/8, GALVESTON COUNTY, TEXAS, SAID 0.52 ACRES TRACT BEING THE SAME TRACT DESCRIBED AS 65.5 ACRES TRACT BEING THE SAME TRACT DESCRIBED AS 65.5 ACRES TRACT IN CLERK'S FILE NUMBER CCR NO. 20050298, OFFICIAL PUBLIC RECORDS, GALVESTON COUNTY, TEXAS, (O.P.R.C.T.) AND SAID 0.52 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at the Southwest intersection of Mainland Street & West Drive (60' Unimproved ROW), along the Northeast corner of said Tract 1 & this tract from which a ½" iron rod found with "Survey 1" cap at the Northeast corner Lot 25, Block 13, of said Wilgden, Section 7, bears S70°54'00"E, (BEARING BASIS), a distance of 310.19 feet.

11/14/06 519 2003 W. along an existing ROW line of sand when Dike, a distance of 150.00 feet to a 2" iron pipe found at the Northeast corner of Lot 1, Block 12, Addition No. 5 to Written Subdivision No. 7 (to be referred to hereon as Addition No. 5), a subdivision recorded in Vol. 254A, Pg. 78, Map Records, Galveston County, Texas, being the Southeast corner of said Tract 1 and this tract.

1. HENGE N9=340°W, along the North line of said Addition No. 5, a distance of 150.00 feet to a point at the North common corner of Lots 3 & 4, Block 12, of said Addition No. 5, same being the Southeast corner of certain "1/2" tract known as Lots 8, 9, Block 12 and described in CF. NO. 201300545-49, (Q.P.R.G.C.T.), for the Southwest corner of said Tract 2 and this tract, from which a 2" rou type found for reference bears N70=540°W, a distance of 0.47 feet.

THENCE S70°54'00"E, along the Southerly ROW line of Mallard Street, a distance of 150.00 feet to the POINT OF BEGINNING of this tract and containing 0.52 acres (22,500 SQ. FT.) of land, more or less.

I, DONALD MATT COOKSTON, a Registered Professional Land Surveyor in the State of Texas,
do hereby certify to CAPITAL TITLE - SAM HOUSTON PKWY
and MCALEERACY LLC

that the above map is true and correct according to an actual field survey made by me or under my supervision,
and that I am duly qualified to make such surveys; and that I have no objection to the publication of the
certificates of the property shown hereon or described by field notes accompanying this drawing. I further
certify that all assessments 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.
Description: BEING A 0.52 ACRE PARCEL OF LAND recorded in _____
located in the _____ of the Map/Ded and Plat Records of _____ County, Texas.
Owner's Name: JAMES STILLMAN SURVEY, A-173
Recorded in _____ of _____
Book _____ Page _____
Address: 4743 MALABARD STREET, HITCHCOCK, TEXAS 77854 G/F No. 26-933280-EH

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:

Overland Consortium Inc.

Tel: 281-940-8869 Fax: 281-207-6476

999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

FINAL REGISTRATION NO. 10180700
DONALD MATT COOKSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4733
COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSULTING INC.

"LAND TITLE" SURVEY			
JOB NO.:	2608052416	NO.	REVISION
DATE:	07/02/26		
DRAWN BY:	UP/AMV		
APPROVED BY:	DMC		