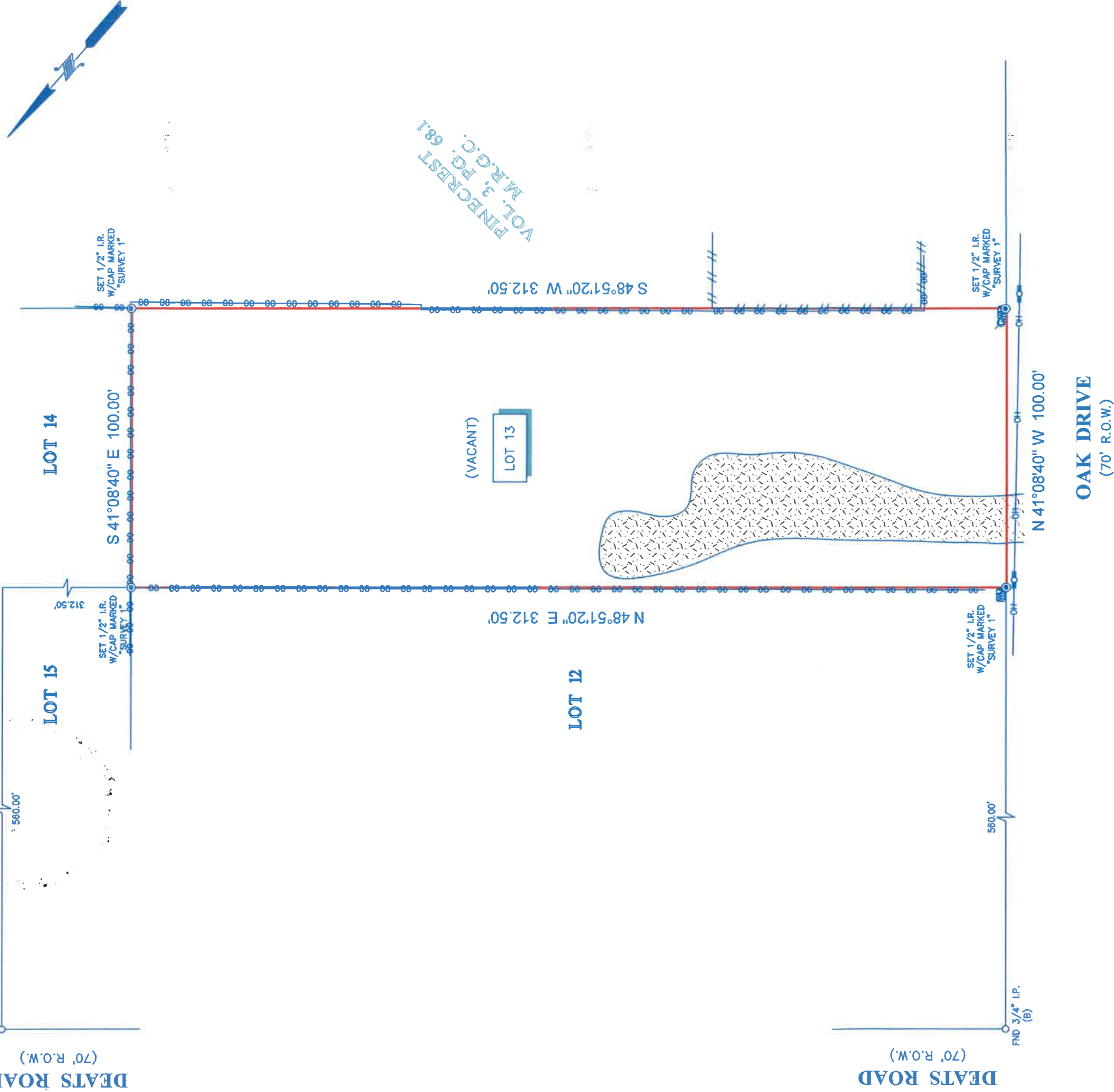


LAND TITLE SURVEY

YUPON STREET
(70' R.O.W.)

DEATS ROAD
(70' R.O.W.)



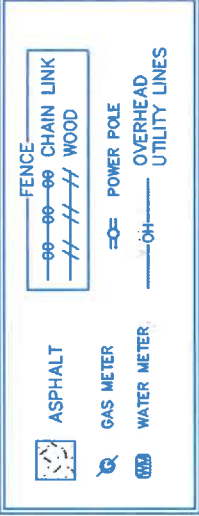
OAK DRIVE
(70' R.O.W.)

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON DECEMBER 2, 2024, UNDER G.F. NO. 2496490.

LEGAL DESCRIPTION: LOT 13, PAUL LOBIT'S SUBDIVISION OF LOT 109, ADDITION "D", AN ADDITION TO THE TOWN OF DICKINSON, GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 64.1 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

LEGEND



CLIENT: MARTIN SUAREZ SILVA

ADDRESS: 3219 OAK DRIVE



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE
FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND
TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON
DECEMBER 3, 2024 AND THAT THIS SURVEY SUBSTANTIALLY
COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL
SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A
CATEGORY 1A, CONDITION III SURVEY, AND THAT THERE ARE NO
ENCROACHMENTS OR INTRUSIONS EXCEPT AS SHOWN.


RICHARD FUSSELL
RPLS# 4148

TITLE COMPANY:



KELLY BROWN
G.F. # 2496490
ISSUE DATE: DEC. 2, 2024
FIELD CREW: JJ
DRAFTER: MC
www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100759-00
P.O. Box 2543 | Alvin, TX 77512
(281)393-1382 | Fax(281)393-1383



DATE: DEC. 4, 2024
JOB# 12-144165-24
TECH: WS
FINAL CHECK: EF