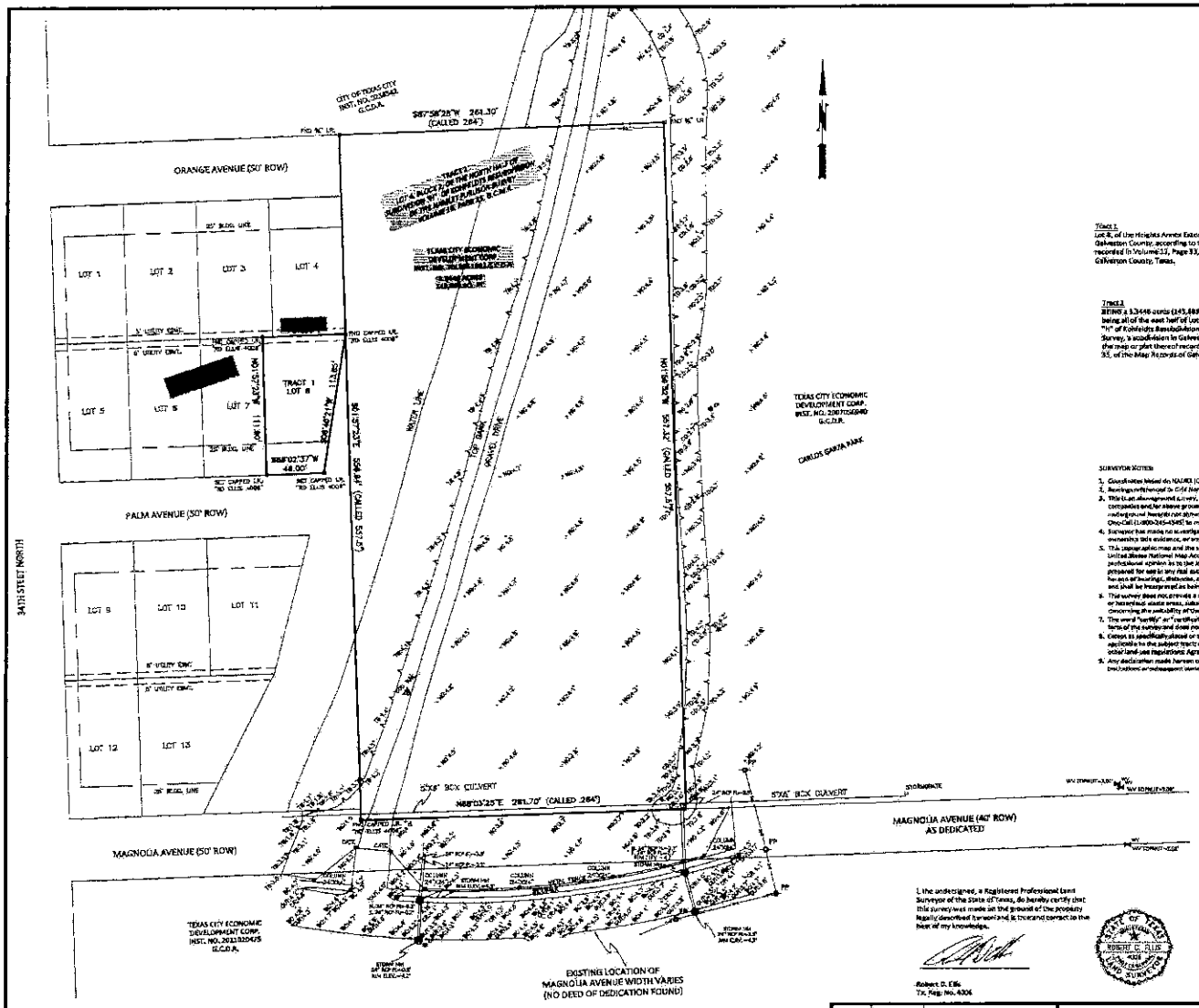

TRACT 1
LOT 8, of the Heights Annex Extension, a subdivision in Galveston County, according to the map or plat thereof recorded in Volume 12, Page 33, of the Map Records of Galveston County, Texas.

TRACT 2
BEING a 1.3446 acres (145,489 sq. ft.) tract of land and being all of the east half of Lot-4, Block 2, of Subdivision "H" of Kohlights Resubdivision, of the Hamlet Furbusen Survey, a subdivision in Galveston County, according to the map or plat thereof recorded in Volume 10, Page 33, of the Map Records of Galveston County, Texas.

SURVEYOR NOTES:

1. Coordinates listed on NAD83 (CORS96) Texas State Coordinate System, South Central Zone.
2. Bearings referenced to Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.
3. This is an aboveground survey. The underground utilities, if shown, are based on information provided by various utility companies and/or above ground markers, and these locations should be considered approximate. There may be additional underground hazards not shown on this drawing; prior to any excavation the owner/contractor must contact Texas One-Call (1-800-245-4545) to mark actual underground utilities/hazards.
4. Surveyor has made no investigation or independent search for easements of record encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
5. This survey and map and the survey upon which it is based have been prepared and performed in accordance with the United States National Map Accuracy Standards for vertical accuracy. It is not the intent of this survey to render a professional opinion as to the location or condition of the actually of the real property shown hereon. This survey was not prepared for use in any real estate transaction, conveyance or title insurance proceedings. Any deviation that may appear on a of bearings, distances, angles, areas or monumentation are not necessarily supported by field recovered evidence and shall be interpreted as being based on record information or conceptual drawings only.
6. This survey does not provide a determination or opinion concerning the location or existence of wetlands, buildings, toxic or hazardous waste areas, subsurface, subsurface and environmental conditions or geological issues. No assessment is made concerning the suitability of the subject tract for any intended use, purpose or development.
7. The word "certify" or "certificate" as shown and used herein means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
8. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; Agreements; Lease Agreements; and ownership title evidence.
9. Any declaration made herein or herein is made to the original purchaser of the survey. It is not transferable to additional purchasers or subsequent owners.

I, the undersigned, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey was made on the ground of the property legally described hereon and is true and correct to the best of my knowledge.

Robert D. Ellis
TX. Reg. No. 4306

STATE OF TEXAS
REGISTERED
ROBERT D. ELLIS
4306
PROFESSIONAL LAND SURVEYOR

LEGEND

LINES
ASPHALT
FENCE BOX
FIBER OPTIC
FENCE WOOD
BALLARD
GAS ELECTRIC
GAS TELEPHONE
FENCE - IRON
FENCE - WOOD
SANITARY SEWER
TEXAS WATER
GAS MAIN
UNDERGROUND ELEC
UNDERGROUND TEL
WATER LINE

SYMBOLS
ELECTRIC BOX
GAS VALVE
GAS METER
FIRE HYDRANT
PLUMBER POLE
STORM MANHOLE
STORM INLET
TEL PEDESTAL
WATER VALVE
WATER WELL
FIRE HYDRANT
WATER METER

ABBREVIATIONS
NAD - NORTH AMERICAN DATUM
BM - BENCHMARK
TBM - TEMPORARY BENCHMARK
GCMR - GALVESTON CO. MAP RECORDS
BCOR - GALVESTON CO. DEED RECORDS
CGF NO. - GRANT FILE NUMBER
OH - OVERHEAD

SCALE: 1" = 40'

REV. NO.	DATE	COMMENT
A	12-25-19	FOR REVIEW

DATE: 12-25-19
SCALE: 1" = 40'
PROPERTY ADDRESS:
PROJECT NO. 2020

ELLIS
Ellis Surveying Services, LLC.
2803 25th Ave. North Texas City, TX 77590
Tel: (409) 938-8700 Fax (866) 618-2585
Texas Firm Reg. No. 10034400

TRACT 1
LOT 8, HEIGHTS ANNEX EXTENSION,
VOLUME 12, PAGE 33, G.C.M.R.

TRACT 2
OF THE EAST HALF OF LOT 4, BLOCK 2, OF
SUBDIVISION "H" OF KOHLFLITS RESUBDIVISION,
OF THE HAMLET FURBUSH SURVEY,
VOLUME 10, PAGE 33, G.C.M.R.