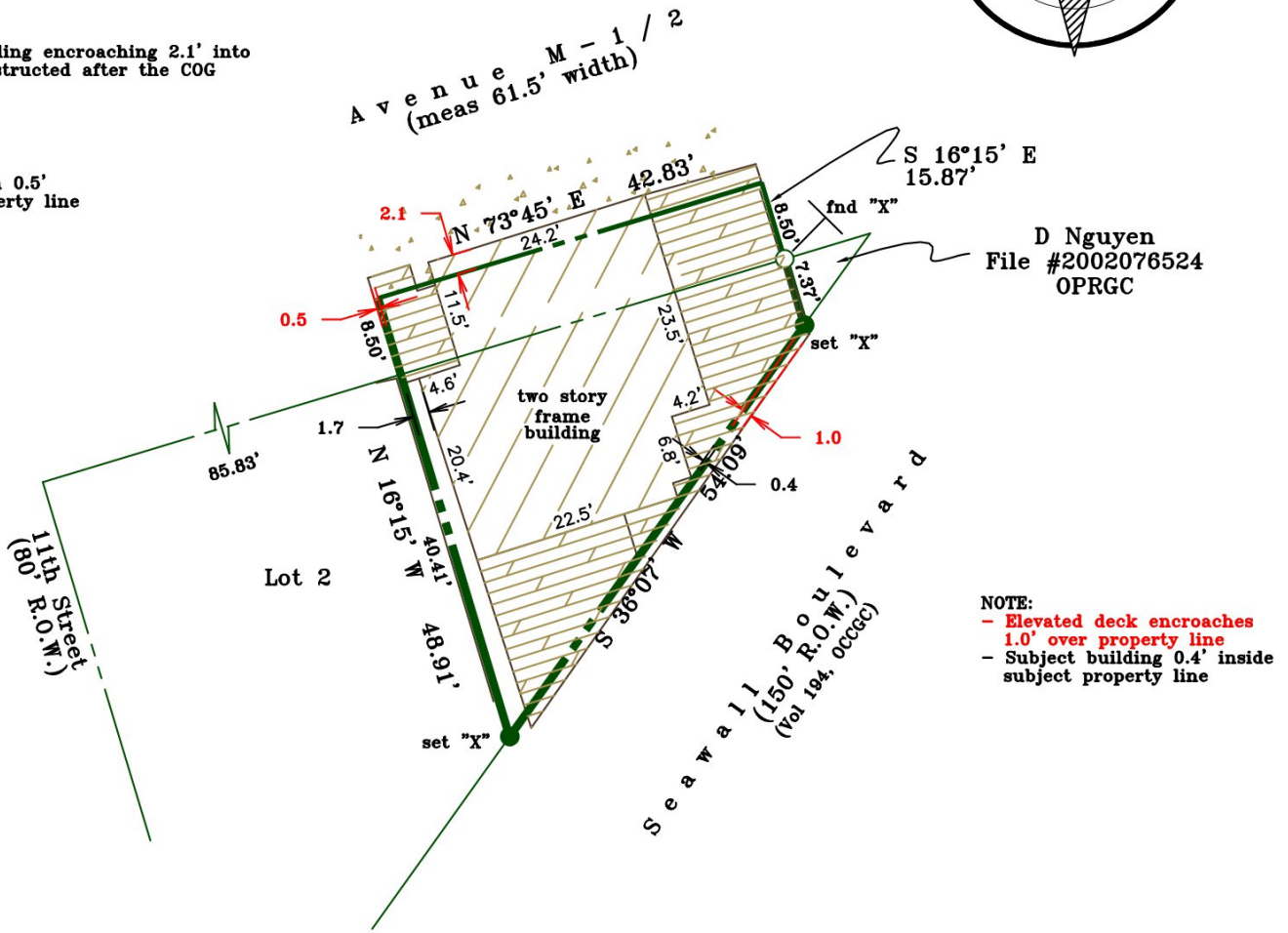


Michael Menard Survey
Abstract 628
Galveston County, Texas



NOTE:
Portion of building encroaching 2.1' into
Ave M-1/2 constructed after the COG
abandonment

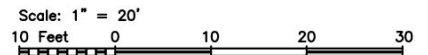
NOTE:
Stairs encroach 0.5'
over West property line



D Nguyen
File #2002076524
OPRGC

NOTE:
- Elevated deck encroaches
1.0' over property line
- Subject building 0.4' inside
subject property line

BOUNDARY NOTE:
NO DIMENSIONS REGARDING THE ABANDONMENT
ARE DEFINED IN THE CITY ORDINANCE 85-32.
PROPERTY LINE ESTABLISHED FROM
SCALING DIMENSIONS ON "EXHIBIT A" OF
CITY ORDINANCE



LAND TITLE SURVEY OF A TRACT OF LAND being Lot 3, in the Southwest Block of Outlot 24, in the City and County of Galveston, Texas, lying North of Seawall Boulevard TOGETHER WITH the portion of Avenue M-1/2 abandoned by City Ordinance 85-32, recorded in File #8536808, in the Official Records of Galveston County, Texas.

NOTES:
NO RECORDS SEARCH CONTRACTED.
SURVEY PREPARED FROM TITLE
COMPANY SPECIFICATIONS. CLIENT
RELIES SOLELY ON TITLE COMPANY
SPECIFICATIONS AS TO RECORD EASEMENTS,
RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY,
BUILDING LINES, ENCUMBRANCES, ETC.;
CLIENT AND TITLE COMPANY HOLD
TLTS, INC. HARMLESS FROM RESPONSIBILITY
FOR SAME

- True ground distances shown
- Plat and bearings reference "Plan of COG, Sandusky 1845"
- Survey monuments reconciled w/ numerous previous surveys including ξ COG monuments

NATIONAL FLOOD INSURANCE PROGRAM
:FIRM Zone AO
:Community #485469
:Map 48167C0442G
:August 15, 2019

Subject property: 1020 Seawall Boulevard
Galveston County, Texas

This survey is certified for this transaction only and may only be relied on by Bertha Gonzalez and South-Land Title Co., GF #GV24103945. This survey is only valid if print has original seal and signature of surveyor.
I hereby certify that this survey was made on the ground under my direct supervision and that this plat correctly represents the facts found at the time of the survey.



Laurence C. Wall

Laurence C. Wall
RPLS #4814
August 12, 2024



TLTS

TEXAS LAND TITLE SURVEYORS

1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8883
tltsinc@gmail.com
PELS Firm #10104200