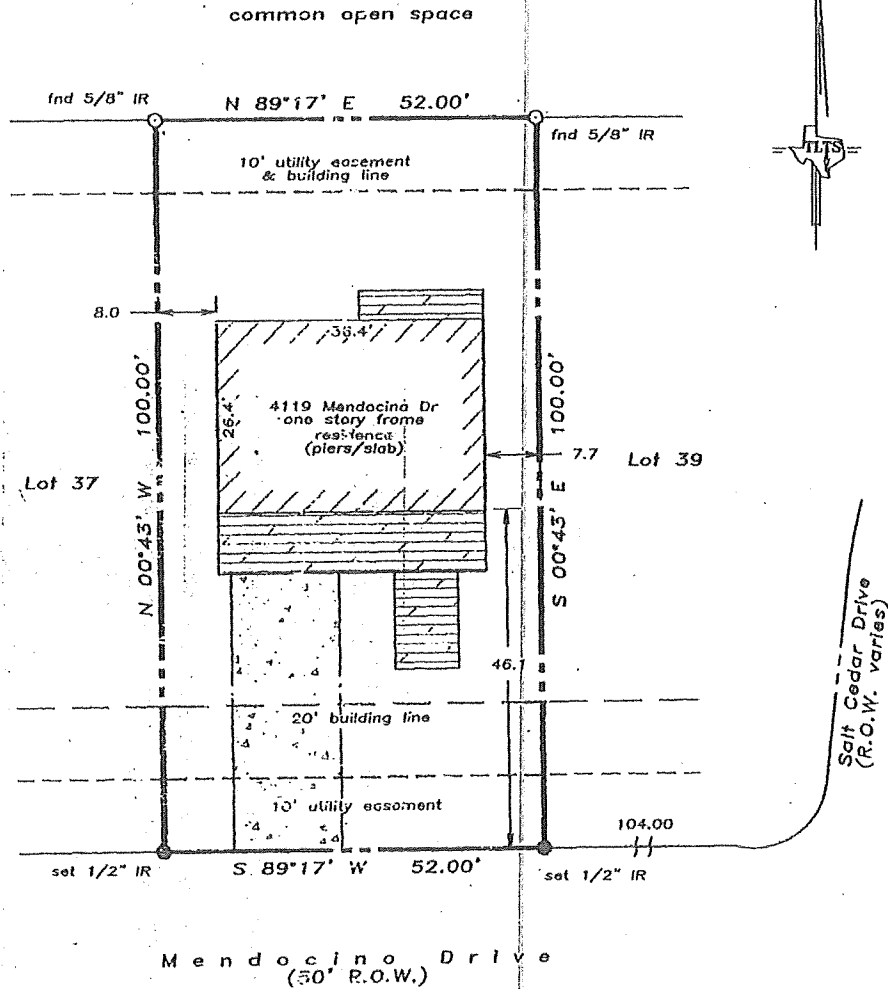


This property is within the 100-Year Special Flood Hazard Area & is designated to be w/in FIRM Zone V21, located on Panel 082-D, Community #485469, August 15, 1983.



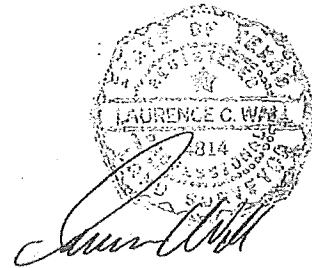
- NOTES:
- RECORD EASEMENTS, RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY, ETC. AS PER RECORDED PLAT ONLY. OTHER RESTRICTIONS MAY APPLY
 - True ground distances shown
 - Bearings assumed as plotted

Scale: 1" = 20'
0 10 20 30 Feet

LAND TITLE SURVEY OF A TRACT OF LAND being Lot 38, in Block 1, of LAGUNA SAN LUIS I, CUTTERS BAY, SECTION 1, REPLAT, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Book 18, Page 152, in the Office of the County Clerk of Galveston County, Texas.

Subject property: 4119 Mendocino Drive
Galveston County, Texas
To Kenneth G. Lyons
and whom it may concern;

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
RPLS #4814
July 17, 2001
Final improvements
4/26/03

TLTS TEXAS LAND TITLE SURVEYORS
1601 Moody Avenue
Galveston, Texas 77550
(409) 765-8883

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3087-0077
Expires July 31, 2002

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION		For Insurance Company Use:
BUILDING OWNER'S NAME A J Jackson		Policy Number
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 4119 Mendocino		Company NAIC Number
CITY Galveston, TX	STATE	ZIP CODE
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 38 Block 1 Laguna San Luis, Cutters Bay #1		
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use Comments section if necessary.) Residential		
TITUDE/LONGITUDE (OPTIONAL) HORIZONTAL DATUM: SOURCE: <input type="checkbox"/> GPS (Type): 12° - 00' - 00.00" or ##.###" <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983 <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other:		

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER City of Galveston #485469	B2. COUNTY NAME Galveston	B3. STATE TX
B4. MAP AND PANEL NUMBER 485469 0082	B5. SUFFIX E	B6. FIRM INDEX DATE 12/6/02
B7. FIRM PANEL EFFECTIVE/REVISED DATE 12/6/02	B8. FLOOD ZONE(S) VE	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 16

0. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.
 FIS Profile FIRM Community Determined Other (Describe):

1. Indicate the elevation datum used for the BFE in B9: NGVD 1929 NAVD 1988 Other (Describe):

2. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
Designation Date:

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

2. Building Diagram Number 6 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO
Complete Items C3a-1 below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.
Datum BB Conversion/Comments

Elevation reference mark used: NGS Does the elevation reference mark used appear on the FIRM? Yes No

<input type="checkbox"/> a) Top of bottom floor (including basement or enclosure)	<u>7.0</u> ft.(m)	License Number, Embossed Seal, Signature, and Date
<input type="checkbox"/> b) Top of next higher floor	<u>20.1</u> ft.(m)	
<input type="checkbox"/> c) Bottom of lowest horizontal structural member (V zones only)	<u>18.4</u> ft.(m)	
<input type="checkbox"/> d) Attached garage (top of slab)	<u>N/A</u> ft.(m)	
<input type="checkbox"/> e) Lowest elevation of machinery and/or equipment servicing the building	<u>20.0</u> ft.(m)	
<input type="checkbox"/> f) Lowest adjacent grade (LAG)	<u>6.8</u> ft.(m)	
<input type="checkbox"/> g) Highest adjacent grade (HAG)	<u>7.0</u> ft.(m)	
<input type="checkbox"/> h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade	<u>N/A</u>	
<input type="checkbox"/> i) Total area of all permanent openings (flood vents) in C3h	<u>N/A</u> sq. in. (sq. cm)	

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME Laurence Wall	LICENSE NUMBER 4814
TITLE RPLS	COMPANY NAME TLTS, Inc
ADDRESS 1801 Moody Avenue Galveston TX 77550	CITY STATE ZIP CODE
SIGNATURE <i>Laurence Wall</i>	DATE 3/28/03
	TELEPHONE 409 765 8885