

TITLE COMPANY:

# SOUTH-LAND

TITLE

409-737-4452

G.F. #

WE1540742

ISSUE DATE:

DEC. 16, 2015



M.B. MENARD  
SURVEY  
ABSTRACT 628

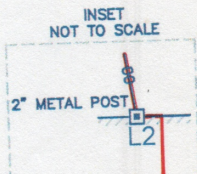
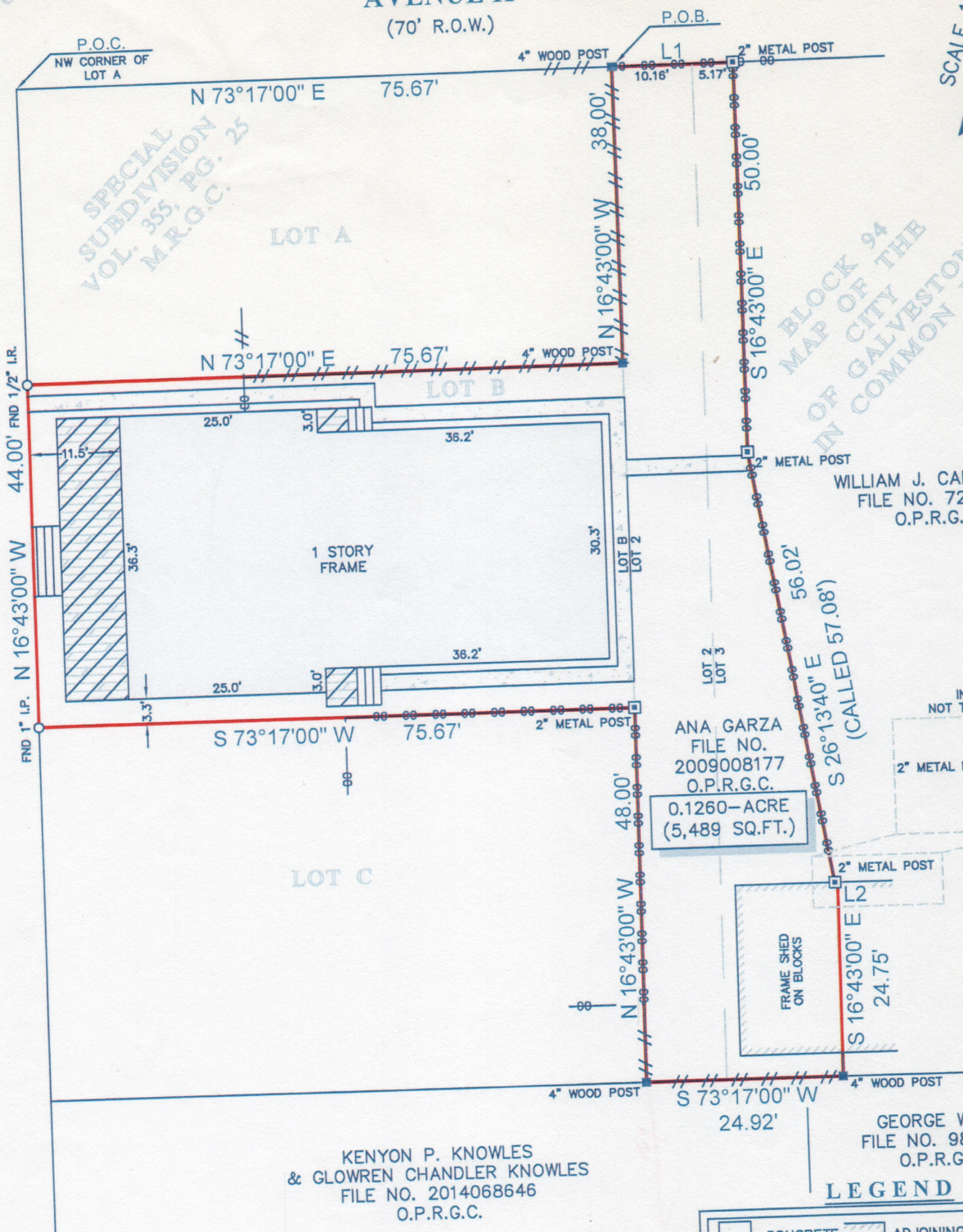
SPECIAL  
SUBDIVISION  
VOL. 355, PG. 25  
M.R.G.C.

BLOCK 94  
MAP OF THE  
CITY OF GALVESTON  
IN COMMON USE

### AVENUE K (70' R.O.W.)

### 35TH STREET (80' R.O.W.)

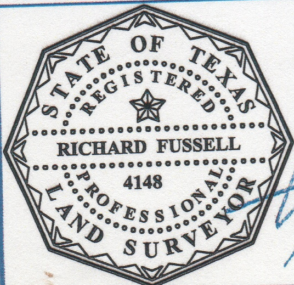
SCALE 1" = 20'



**NOTES:**

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE MAP OF THE CITY OF GALVESTON IN COMMON USE.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. ENCROACHMENT AGREEMENT AS RECORDED IN VOL. 382, PG. 342 O.G.C.G.C.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.1260 ACRE (5,489 SQUARE FEET) SITUATED IN THE M.B. MENARD SURVEY, ABSTRACT 628, GALVESTON COUNTY, TEXAS, BEING ALL OF LOT B OF SPECIAL SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 355, PAGE 25 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS AND BEING OUT OF LOTS 2 AND 3, IN BLOCK 94 IN THE CITY AND COUNTY OF GALVESTON, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYORS CERTIFICATE:  
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON DEC. 23, 2015 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL  
RPLS# 4148

CLIENT:  
WILLARD M. ROBINSON

ADDRESS:  
1104 35TH STREET

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**Survey 1, Inc.**  
Your Land Survey Company  
Firm Registration No. 100758-00  
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: KR	TECH: CB
DRAFTER: CB	FINAL CHECK: SB
DATE: DEC. 23, 2015	
JOB# 12-42186-15	

**LEGEND**

	CONCRETE		ADJOINING BUILDING		STEPS
	COVERED AREA		FENCE		CHAIN LINK
	WOOD DECK		WOOD		

LINE	BEARING	DISTANCE
L1	N 73°17'00" E	15.33'
L2	N 73°17'00" E	0.33'