

LAND TITLE SURVEY OF A TRACT OF LAND being Lot B of "Re-Plat of the Southwesterly 1/4 of Lot 74 and all of Lots 75, 76, 77, 78, 79 and 80, of TIKI ISLAND, SECTION 12, a subdivision in Galveston County, Texas, according to the plat thereof recorded in Volume 16, Page 123, in the Office of the County Clerk of Galveston County, Texas.

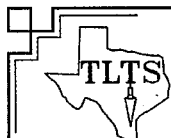
NOTES:
 NO RECORDS SEARCH CONTRACTED. RECORD EASEMENTS, RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY, BUILDING LINES, ENCUMBRANCES, ETC. BY COMMON KNOWLEDGE ONLY. CLIENT HOLDS TLTS, INC. HARMLESS FROM RESPONSIBILITY FOR SAME

- Restrictions as per recorded plat unless otherwise noted
- True ground distances shown
- Bearings assumed as platted

- File #9251524, OCCGC
- :20' front building line
- :10' side building lines
- (7' < 50' canal or road frontage)
- Vol 2142, Pg 811, OCCGC
- :10' utility line along front line
- :5' drainage easement along sides
- Survey monuments reconciled w/numerous previous surveys

NATIONAL FLOOD INSURANCE PROGRAM
 FIRM Zone VE
 Community #481585
 Map 48167C0416G
 August 15, 2019

Subject property: 1050 Long Reach Way
 Galveston County, Texas
 This survey is certified for this transaction only and may only be relied on by Nicholas M. Cook and Margaret Ann Cook. This survey is only valid if print has original seal and signature of surveyor.
 I, Laurence C. Wall, RPLS #4814, hereby certify that this survey was made on the ground under my direct supervision March 1, 2022 and that this plat correctly represents the facts found at the time of the survey.



TLTS, Inc.
 TEXAS LAND TITLE SURVEYORS
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