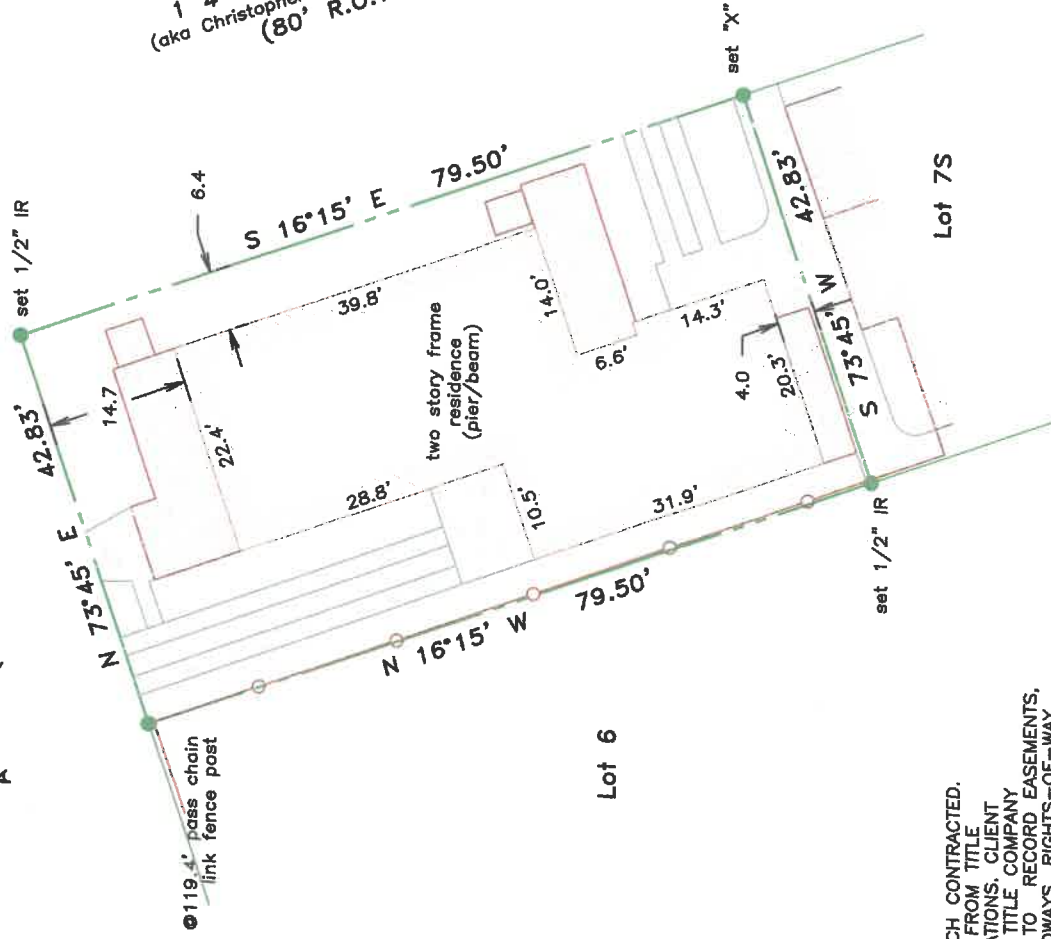


NATIONAL FLOOD INSURANCE PROGRAM  
 FIRM Zone AE  
 Panel 0027-E  
 Community #485469  
 December 6, 2002

1 / 2

Avenue M-1/2  
 (70' R.O.W.)



14th Street  
 (aka Christopher Columbus Boulevard)  
 (80' R.O.W.)

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

- Restrictions as per recorded plat unless otherwise noted
- True ground distances shown
- Bearings assumed as platted
- Adjacent Lot 6 as per "Plan of COG, Sandusky, 1845"
- Survey monuments reconciled w/numerous previous surveys

Scale: 1" = 20'



LAND TITLE SURVEY OF A TRACT OF LAND being Lot 7N of "Lot 7, NW 22, COG", a replat of Lot 7 in the Southwest Block of Outlot 22 of the City and County of Galveston County, Texas, according to the map or plat as recorded in File #2018063458 of the Real Property Records in the office of the County Clerk of Galveston County, Texas.

Subject property: 1401 Avenue M-1/2 Galveston County, Texas

This survey is certified for this transaction only and may only be relied on by Dwaine Oquinn, Cornerstone Home Lending, Inc ISAOA and Stewart Title Co., GF #338098-2. 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  
 RPLS #4814  
 January 30, 2019



TLTS, Inc.  
 TEXAS LAND TITLE SURVEYORS  
 1801 Moody Avenue  
 Galveston, Texas 77550  
 (409) 765-8883

U.S. DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
National Flood Insurance Program

**ELEVATION CERTIFICATE**

OMB No. 1560-0008  
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION	
A1. Issuing Owner's Name Sound Commercial Investments	For Insurance Company Use: Policy Number
A2. Building Street Address 1401 Avenue M-172	Company NAIC Number
City Galveston	State Texas
Property Description Lot 7 SW/4 Outlot 22	ZIP Code 77550
City of Galveston	

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) residential  
 A5. Elevation/grade 29' 17.96/29'-N  
 A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.  
 A7. Building Diagram Number 5  
 A8. For a building with a crawl space or enclosure(s), provide:  
 a) Square footage of crawl space or enclosure(s) 0/0 sq ft  
 b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade 0/0  
 c) Total net area of flood openings at AS.5 0/0 sq ft  
 A9. For a building with an attached garage, provide:  
 a) Square footage of attached garage 0/0 sq ft  
 b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade 0  
 c) Total net area of flood openings in AS.5 0 sq ft

**SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

B1. FIRM Community Name & Community Number City of Galveston 485469	B2. County Name Galveston	B3. State TX
B4. Map/Panel Number 485469 0027	B5. Suffix E	B6. FIRM Issue Date 12/6/02
B7. FIRM Panel Effective/Revised Date 12/6/02	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AD, use base flood depth) 11

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9.  
 FIS Profile  FIRM  Community Determined  Other (Describe)  
 U11. Infiltration elevation return used for BFE in item B9.  NOAA 1979  NWS 1999  Other (Describe)  
 B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or otherwise Protected Area (OPA)?  Yes  No

**SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

C1. 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.  
 C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete boxes C2.a-g below according to the building diagram specified in item A7.  
 Elevation(s) Utilized CITY OF GALVESTON Vertical Datum NAVD83  
 Construction/Comments

- a) Top of bottom floor (including basement, crawl space, or enclosure floor) 13.0 feet
- b) Top of the next higher floor N/A feet
- c) Bottom of the lowest horizontal structural member (V Zones only) N/A feet
- d) Attached garage (top of slab) 10.5 feet
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) 13.0 feet
- f) Lowest adjacent (finished) grade (LAG) 9.5 feet
- g) Highest adjacent (finished) grade (HAG) 10.5 feet

**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 on this Certificate represents my best efforts to interview the data available. I understand that any false statement may be punishable by law or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form.

Certifier's Name Laurence Wall License Number 4814  
 Title RPLS Company Name TLTS, Inc.  
 Address 1801 Moody Ave City Galveston State TX ZIP Code 77550  
 Signature \_\_\_\_\_ Date 8/20/08 Telephone (409)765-8883