

A TRACT OF LAND being the South 6.05 feet of Lot 1, "A Replat of CAMPBELL SITE PLAN", a subdivision in Galveston County, Texas according to the plat recorded in Plat Record 18, Map No. 713 of the Map Records of Galveston, Texas, said TRACT OF LAND containing 324 square feet and being further described in the Field Notes attached.

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

- True ground distances shown
- Bearings reference "Plan of COG, Sandusky 1845"
- Survey monuments reconciled w/ numerous previous surveys

NATIONAL FLOOD INSURANCE PROGRAM
 FIRM Zone AE
 Community #485469
 Map 48167C0441G
 August 15, 2019


Subject property: 1513 20th Street & 2002 Avenue N-1/2 Galveston County, Texas

This survey is certified for this transaction only and may only be relied on by James C. Windmiller and Roxanna Klahn. 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 plot correctly represents the facts found at the time of the survey.



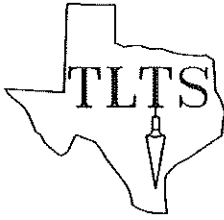
Laurence C. Wall

Laurence C. Wall
 RPLS #4814
 January 3, 2023



PELS Firm #10104200

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Texas Land Title Surveyors
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FIELD NOTES

THE STATE OF TEXAS, §
§
COUNTY OF GALVESTON §

A TRACT OF LAND being a part of Lot 1 of "A Replat of Campbell Site Plan", a subdivision in Galveston County, Texas according to the plat recorded in Plat Record 18, Map No. 713 in the Map Records of Galveston County, Texas, said TRACT OF LAND containing 324 square feet of land and being more particularly described by metes and bounds as follows:

BEGINNING at the easterly common corner of Lots 1 and 2 of said "Campbell Site Plan", in the West line of 20th Street, from which a found 1 inch steel pipe (1" IP) at the intersection with the North line of Avenue N-1/2 (70 foot width) bears S 16° 43' E, 87.90 feet ;

THEN S 73° 17' W along the common line of Lots 1 and 2, 53.54 feet to the westerly common corner of Lots 1 and 2, in the East line of Lot 3, Campbell Site Plan;

THEN N 16° 43' W along the common line of Lots 1 and 3, 6.05 feet to a set ½ inch diameter steel reinforcement bar (½" IR);

THEN N 73° 17' E, 53.54 feet to a set ½" IR in 20th Street;

THEN S 16° 43' E along the common line of Lot 1 and 20th Street, 6.05 feet to the POINT OF BEGINNING, containing 324 square feet of land.

The foregoing legal description was prepared in conjunction with the survey plat attached and is a portion of Lot 1 conveyed to James C. Windmiller recorded by File #9631026, in the Office of the County Clerk of Galveston County, Texas.

Laurence C. Wall
RPLS #4814
August 8, 2023