

LEGEND:
 A.E. - Unobstructed Aerial Easement
 B.L. - Building Line
 B.M. - Benchmark
 P.C. - Page
 P.R. - Plat Record
 U.E. - Utility Easement
 D.R.C.C.T. - Deed Records, Galveston County, Texas
 M.R.G.C.T. - Map Records, Galveston County, Texas

REPLAT OF LOT 1 BLOCK 87 OF THE CITY & COUNTY OF GALVESTON

BASED ON THE MAP OF
 THE CITY OF GALVESTON IN COMMON USE

METES AND BOUNDS DESCRIPTION:

A 0.1185 ACRE TRACT OF LAND BEING ALL OF LOT 1, BLOCK 87, OF THE CITY OF GALVESTON BASED ON THE MAP IN COMMON USE, SAID 0.1185 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the intersection of the Northeast limit of 28th Street (based on a 70 foot wide public right-of-way) and the Southeast limit of Avenue K (based on a 70 foot wide public right-of-way);

THENCE North 71°27'46" East, along said Southeast limit of Avenue K, a distance of 43.00 feet to a 2" metal post found for the Northwest corner of the herein described tract of land;

THENCE South 18°32'14" East, along the Northeast line of said Lot 1, a distance of 120.00 feet to a 1" iron pipe found for the Southeast corner of said Lot 1 and the herein described tract of land;

THENCE South 71°27'46" West, along the Northeast limit of a 20 foot wide public alley, a distance of 43.00 feet to the Southwest corner of said Lot 1 and the herein described tract of land;

THENCE North 18°32'14" West, along the Northeast limit of 28th Street, a distance of 120.00 feet to the POINT OF BEGINNING of the herein described tract of land containing 0.1185 Acres or 5,160 Square Feet of land

STATE OF TEXAS

COUNTY OF GALVESTON

This Replat in the City of Galveston, Galveston County, Texas, as set forth of this plat, has been approved by the Galveston Planning Commission on this ____ day of _____, 2022

Secretary
 Galveston Planning Commission

Chairman
 Galveston Planning Commission

STATE OF TEXAS

COUNTY OF GALVESTON

Dwight D. Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on _____, 2022, at ____ O'Clock ____ M., and duly recorded on _____, 2022, at ____ O'Clock ____ M. in

Instrument Number _____, Galveston County Records

Witness my hand and seal of office, at Galveston, Texas, the day and date last above written.

Dwight D. Sullivan, County Clerk,
 Galveston County, Texas

By _____ Deputy

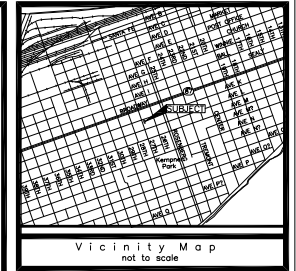
This is to certify that I, H. H. DOSHI, A Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all corners are properly marked and that this plat correctly represents that survey made under my direction.



H. H. DOSHI
 Texas Registration No. 3860



20 10 0 20
 GRAPHIC SCALE : 1" = 20'



STATE OF TEXAS

COUNTY OF GALVESTON

That we, Anchored Property Group, LLC, owner of that certain tract or parcel of land, lying and being situated in Galveston County, Texas, subdivided in the above and foregoing plat do hereby make replat of said property according to the lines and lots shown thereon, and designate said replat "REPLAT OF LOT 1 BLOCK 87", in the City and County of Galveston, Texas.

Anchored Property Group, LLC

By _____

STATE OF TEXAS

COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2022

Notary Public in and for the State of Texas

My Commission expires: _____

STATE OF TEXAS

COUNTY OF GALVESTON

I, _____ 212 Loans, LLC, owner and holder of a lien (or liens) against the property described in the plat known as "REPLAT OF LOT 1 BLOCK 87", said lien (or liens) being evidenced by instrument of record in Galveston County Clerk's File No. 202200108 and 202200107, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and I (or we) hereby confirm that I am (or we are) the present owner (or owners of said lien (or liens) and have not assigned the same nor any part thereof.

By _____

STATE OF TEXAS
 COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2022

Notary Public in and for the State of Texas

My Commission expires: _____