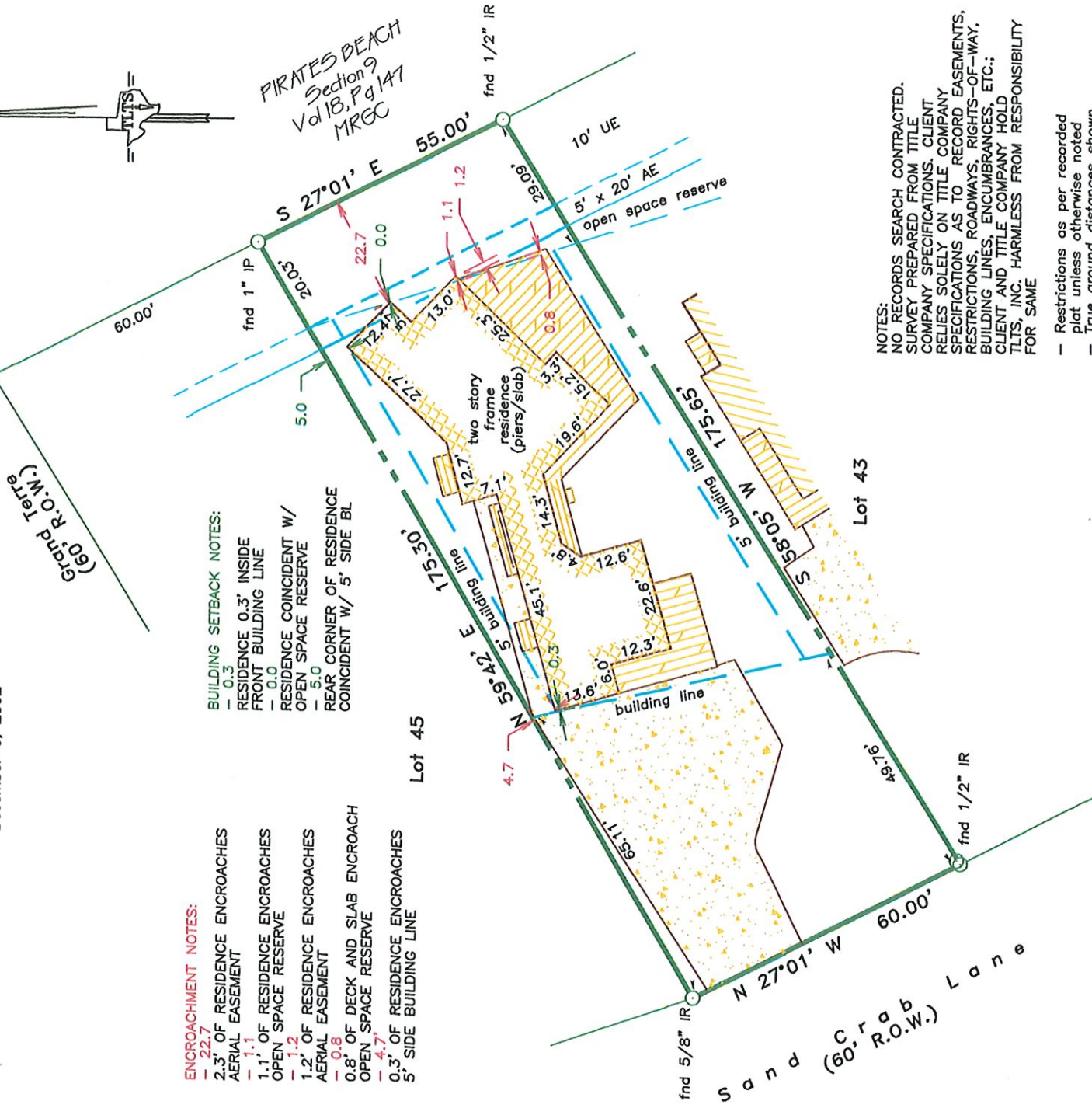


NATIONAL FLOOD INSURANCE PROGRAM
 FIRM Zone VE
 Panel 0278-E
 Community #485470
 December 6, 2002



- ENCROACHMENT NOTES:**
- 22.7' OF RESIDENCE ENCROACHES AERIAL EASEMENT
 - 1.1' OF RESIDENCE ENCROACHES OPEN SPACE RESERVE
 - 1.2' OF RESIDENCE ENCROACHES AERIAL EASEMENT
 - 0.8' OF DECK AND SLAB ENCROACH OPEN SPACE RESERVE
 - 4.7' OF RESIDENCE ENCROACHES 5' SIDE BUILDING LINE

- BUILDING SETBACK NOTES:**
- 0.3 RESIDENCE 0.3' INSIDE FRONT BUILDING LINE
 - 0.0 RESIDENCE COINCIDENT W/ OPEN SPACE RESERVE
 - 5.0 REAR CORNER OF RESIDENCE COINCIDENT W/ 5' SIDE BL

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 plotted
- Vol 2908, Pg 101, OCCGC
- 5' side building lines
- Survey monuments reconciled w/numerous previous surveys
- No dunes on subject property



LAND TITLE SURVEY OF A TRACT OF LAND being Lot 44, in Block 1, of PIRATES BEACH, SECTION 7, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 15, Page 57, in the Office of the County Clerk of Galveston County, Texas.

Subject property: 4206 Sand Crab Lane Galveston County, Texas
 To Mark B. Kellner, Marcia G. Kellner and South-Land Title Co., GF #WE164-5075;

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
 May 20, 2016



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