

Page 1 of 2 in order 149681  
File number: 2721021-02429

Completed: 3/26/2021  
Surveyed: 3/25/2021

Lender: .  
Buyer: ADAM P PHAM ANGELLA M PHAMDO  
Seller: TN INVESTMENTS LLC

COMMUNITY NUMBER: 48167C  
PANEL: 0442 SUFFIX: G  
INDEX DATE:  
F.I.R.M DATE: 08/15/2019  
ZONE: AE

Premises: 24 GRAND BEACH BOULEVARD, GALVESTON, TEXAS 77550 GALVESTON

Description of encroachments, violations or other points of interest at the time of the inspection:  
**WOOD FENCE ENCROACHES 10' U.E.**



**CERTIFIED TO:** TEXAS AMERICAN TITLE COMPANY, .

**LEGAL DESCRIPTION:** LOT 20, BLOCK 2 THE PRESERVE AT GRAND BEACH A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT RECORDS 2013A, MAP NO. 90 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS

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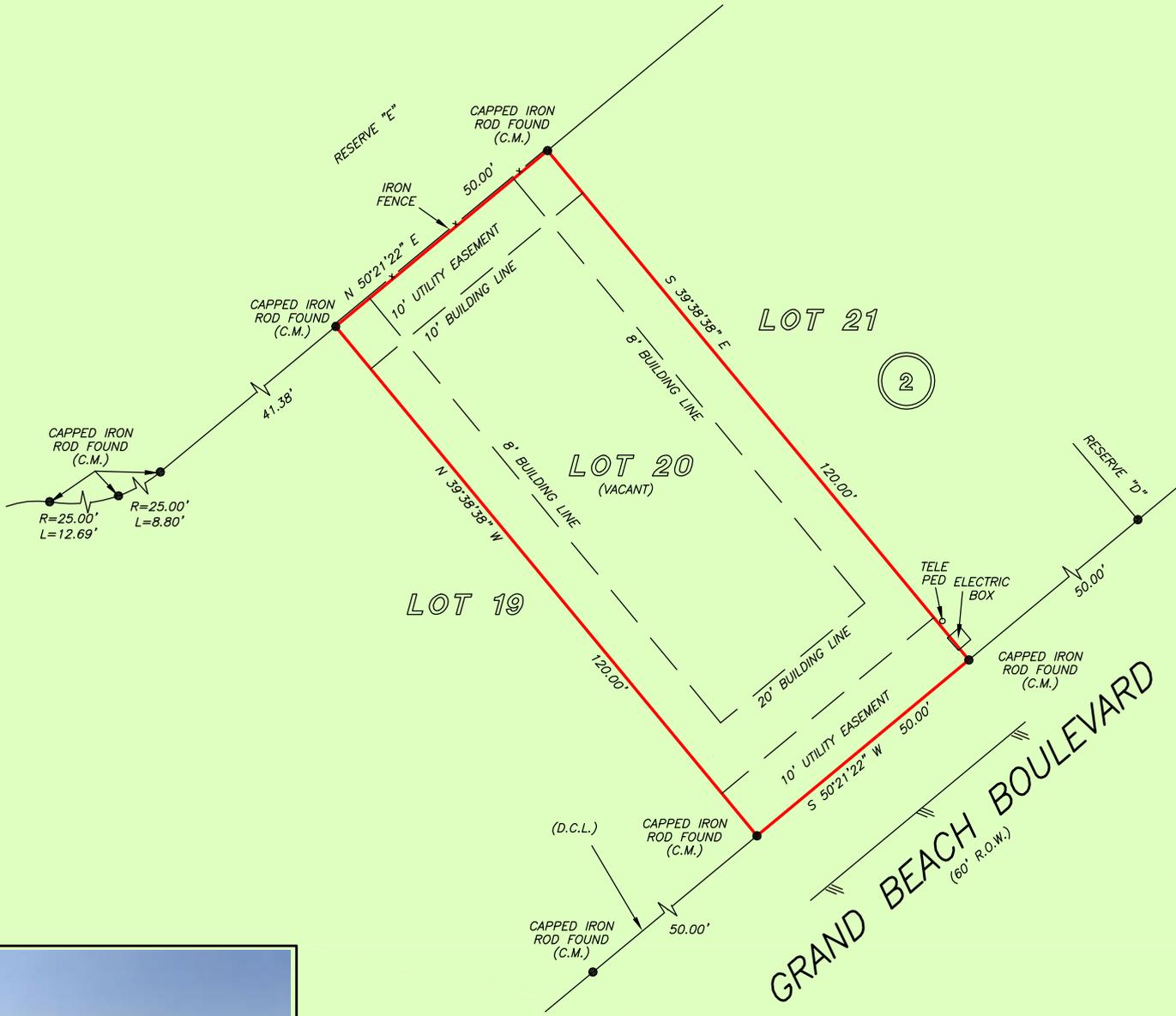
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GF NO. 2999921-00388 TEXAS AMERICAN TITLE  
 ADDRESS: 24 GRAND BEACH BOULEVARD  
 GALVESTON, TEXAS 77550  
 BORROWER: ADAM P. PHAM AND  
 ANGELLA M. PHAMDO

# LOT 20, BLOCK 2 THE PRESERVE AT GRAND BEACH

A SUBDIVISION IN GALVESTON COUNTY, TEXAS  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN/UNDER PLAT RECORDS 2013A, MAP NO. 90 OF THE OFFICIAL  
 RECORDS OF GALVESTON COUNTY, TEXAS

SCALE: 1" = 30'



NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.  
 NOTE: SOUTHERN UNION GAS EASEMENT 10 FEET WIDE OVER, ACROSS AND THROUGH SUBJECT PROPERTY PER CF. NO. 8456475 AND VOL. 18, PG. 29.  
 NOTE: HL&P EASEMENTS PER VOL. 1549, PG. 606, CF. NO. 8815512, VOL. 18, PG. 29, VOL. 2027, PG. 309 AND VOL. 1857, PG. 638.

THIS PROPERTY IS AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48167C 0442 G MAP REVISION: 08/15/2019 ZONE VE BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: PLAT REC. 2013A, MAP NO. 90 G.C.O.P.R.

DRAWN BY: RE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVIAK  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5971  
 JOB NO. 21-01887  
 MARCH 25, 2021



**PRECISION**  
 surveyors

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 FIRM NO. 10063700