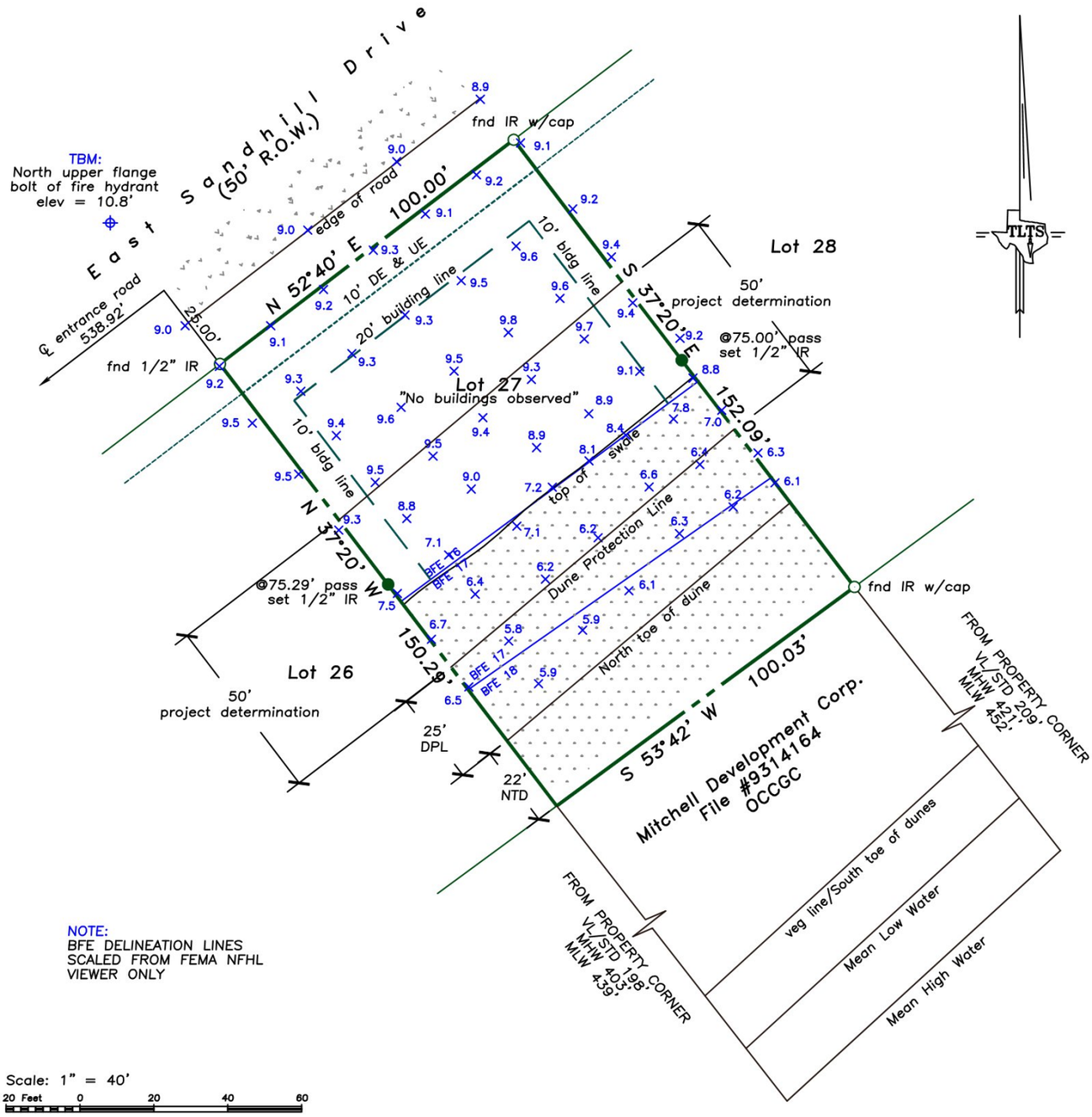

NOTE:
BFE DELINEATION LINES SCALED FROM FEMA NFHL VIEWER ONLY

Scale: 1" = 40'
20 Feet 0 20 40 60

BOUNDARY & TOPOGRAPHIC SURVEY OF A TRACT OF LAND being Lot 27 of SANDHILL SHORES ADDITION, a subdivision in Galveston County, Texas, according to the final plat thereof recorded in Volume 18, Page 860 of the Map Records of Galveston County, Texas.

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
- File #2007033906, OCCGC :10' side building lines
- File #9946819, OCCGC :beachfront construction restrictions relative to current topographic data and supercedes outdated restrictions
- Survey monuments reconciled w/numerous previous surveys

The Mean High and Low Water Lines are referenced to the tide gauge previously at the Galveston Pleasure Pier, determinded by published elevations for NGS "WALL", transferred to the site using RTK GPS techniques. Elevations: "WALL" = 14.11', MHW = 1.17' & MLW = -0.30

FIRM Zone VE
Community #485469
Map 48167C0494G
August 15, 2019

Vacant property: 20711 East Sandhill Drive
Galveston County, Texas
This survey is certified for this transaction only and may only be relied on by Michael Shane Burke, Lori Burke and South-Land Title Co., GF #2293193. 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.

STATE OF TEXAS
REGISTERED
LAURENCE CHARLES WALL
4814
PROFESSIONAL
LAND SURVEYOR

Laurence C. Wall
RPLS #4814
August 28, 2022

TLTS, Inc.
TEXAS LAND TITLE SURVEYORS
PELS Firm #10104200
1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8883