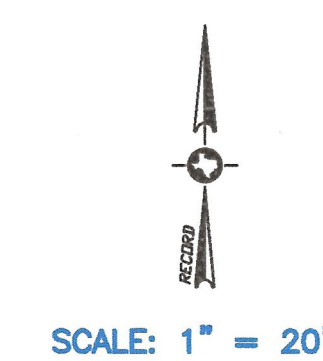
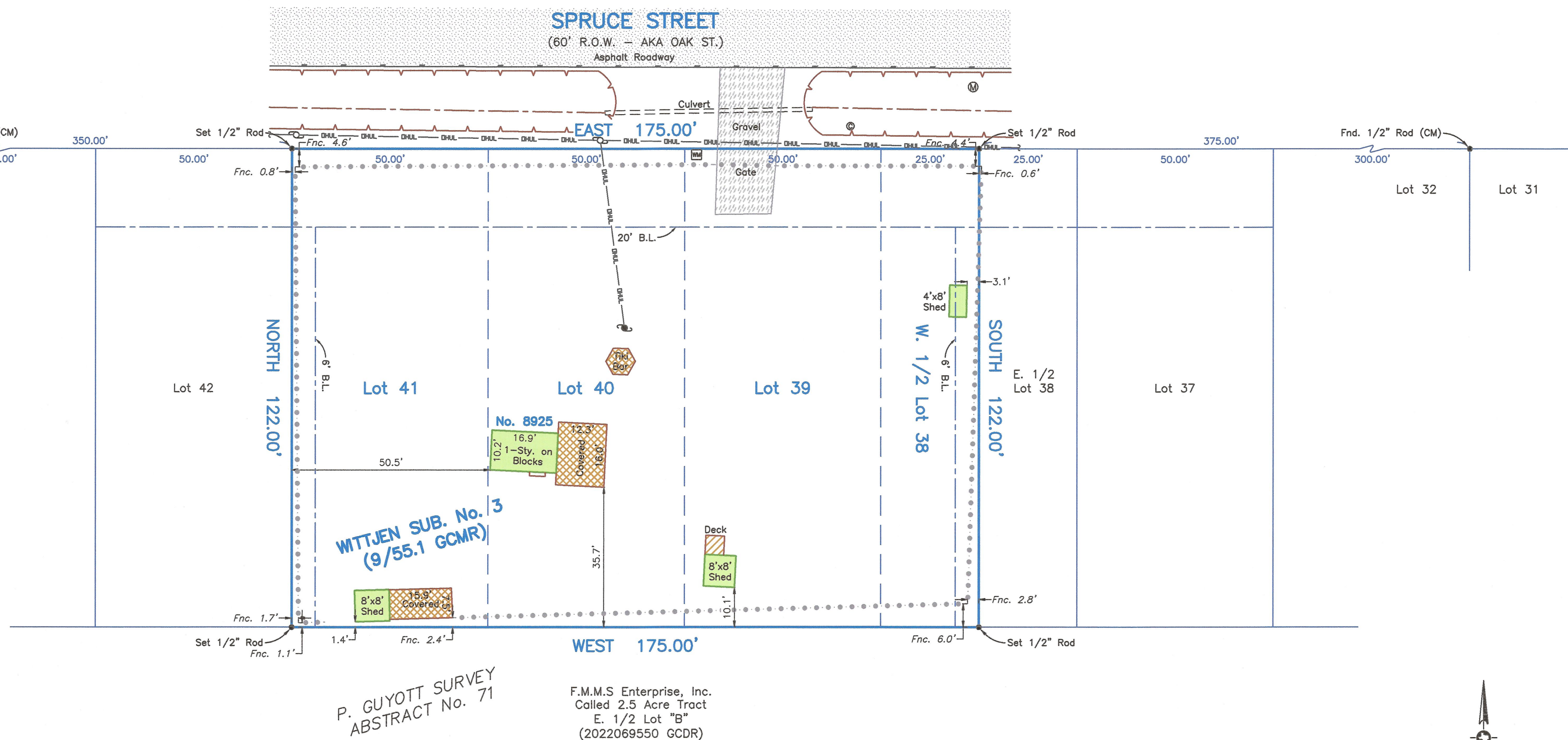




LEGEND

B.L.	Building Line
CM	Control Monument
Fnc.	Fence
Fnd.	Found
GCDR	Galveston County Deed Records
GCMR	Galveston County Map Records
R.O.W.	Right of Way
©	Clean Out
Ⓜ	Manhole
Ⓜ	Meter Pole
Ⓜ	Power Pole
Ⓜ	Water Meter
—•••••	Chainlink Fence
---	Ditch Flowline
---	Ditch Highbank
—DHUL—	Overhead Utility Line(s)

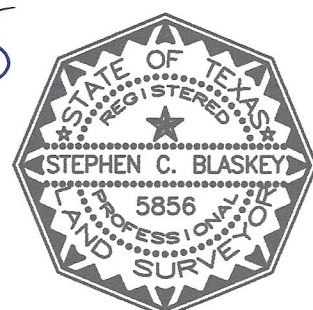
NOTES:

- 1) This property lies within Zone "X" Shaded of the 100 Year Flood Plain (no BFE assigned) according to FIRM Panel No. 48167C03856, dated August 15, 2019, as established by the Federal Emergency Management Agency.
- 2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
- 3) Deed references are not a statement of ownership.
- 4) Bearings based on Monumentation of the South R.O.W. line of Spruce Street, denoted as "CM" hereon.
- 5) Title Resources Guaranty Company Insured: Joel Abraham Culpepper and Ruth Anne Culpepper Borrower: Joel Abraham Culpepper and Ruth Anne Culpepper OF No: 3049926-00227 Issue Date: February 4, 2026
- 6) Schedule B Exceptions from Coverage: Item 10 e. Building set-back line 20 feet in width along the front property line(s), as shown by the recorded plat of said subdivision. (SHOWN HEREON) Item 10 f. Building set-back line 6 feet in width along the side property line(s), as shown by the recorded plat of said subdivision. (SHOWN HEREON)

Survey of Lots 39, 40, 41, and the West 1/2 of Lot 38, of **WITTJEN SUBDIVISION No. 3**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 59, and transferred to Plat Record 9, Map No. 55.1, both of the Map Records in the Office of the County Clerk of Galveston County, Texas.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Blaskey
Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



Registration Number: 10193855
(281) 554-7739 (409) 740-1517
200 HOUSTON AVE, SUITE B
LEAGUE CITY, TX 77573
www.hightidelandsurveying.com

SURVEY DATE: FEBRUARY 2, 2026
ACCT. No.: 7722-0000-0039-000
DRAFTING: JTK
JOB No.: 26-0064