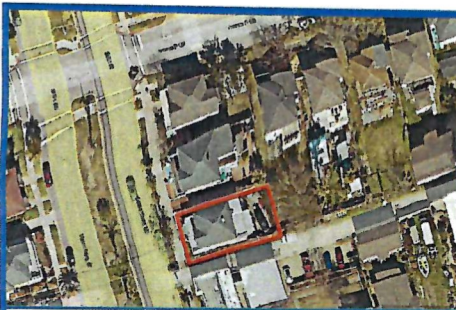




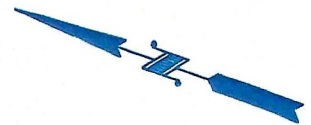
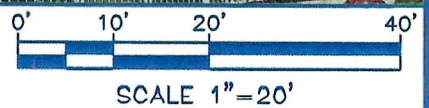
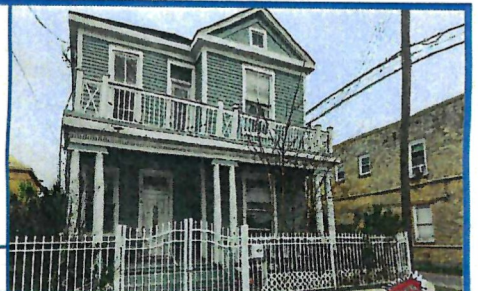
TITLE COMPANY:



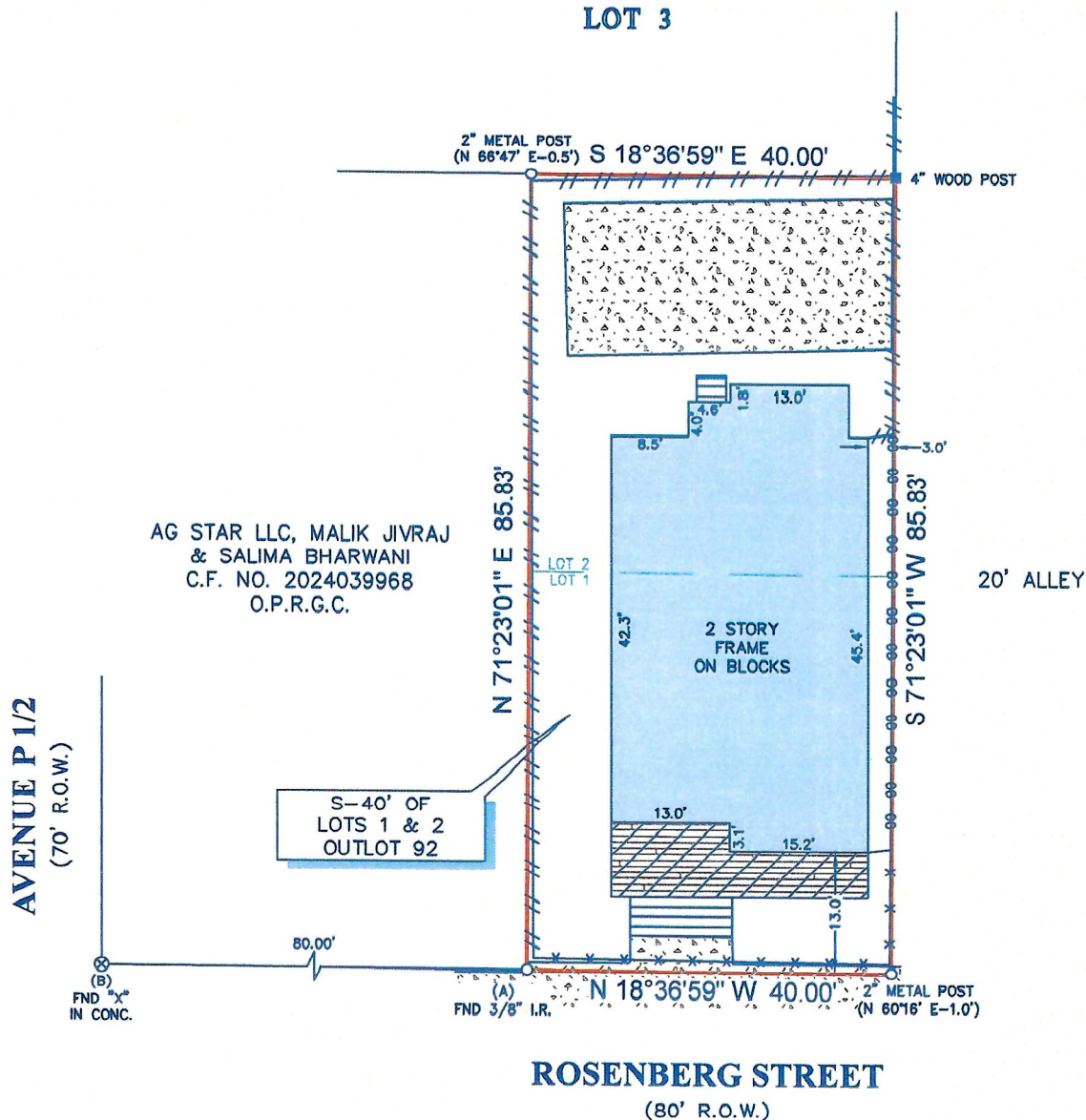
G.F. #: 2537589

ISSUE DATE:
FEB. 6, 2025

LAND TITLE SURVEY



LOT 3



LEGEND

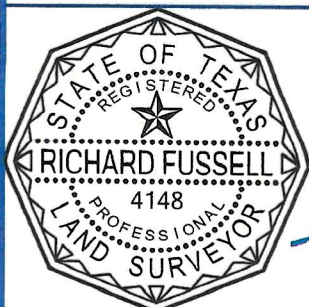
NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- THIS SURVEY IS BEING MADE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN ARTICLE 10 OF THE TITLE COMMITMENT ISSUED ON FEBRUARY 6, 2025, UNDER G.F. NO. 2537589.

Legend:

- CONCRETE: Square with a stippled pattern.
- COVERED AREA: Square with a diagonal line from bottom-left to top-right.
- WOOD DECK: Square with horizontal lines.
- STEPS: Square with vertical lines.
- FENCE: A line with a central crossbar.
- CHAIN LINK: A line with a series of small circles.
- METAL: A line with a series of 'x' marks.
- WOOD: A line with a series of wavy lines.

LEGAL DESCRIPTION: THE SOUTH 40.00 FEET OF LOTS 1 AND 2, IN THE SOUTHWEST BLOCK OF OUTLOT 92, IN THE CITY AND COUNTY OF GALVESTON, TEXAS.



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE
FACTS FOUND ON THE GROUND DURING THE COURSE OF A
SURVEY TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON
FEBRUARY 14, 2023. THAT THIS SURVEY SUBSTANTIALLY
COMPLIES WITH THE CURRENT TEXAS SOCIETY OF
PROFESSIONAL SURVEYORS MANUAL OF PRACTICE
REQUIREMENTS FOR A CATEGORY I/A, CONDITION III SURVEY;
AND THAT THERE ARE NO ENCUMBRANCES OR
PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RBSA 4148

CLIENT:	1518 WEALTH FORMULA, LLC AND MULBERRY HOLDINGS, LLC
ADDRESS:	2010 ROSENBERG STREET

 www.survey1inc.com
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Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: JJ	TECH: AH
DRAFTER: CB	FINAL CHECK: EF

DATE: FEB. 18. 2025

JOB# 2-147355-25