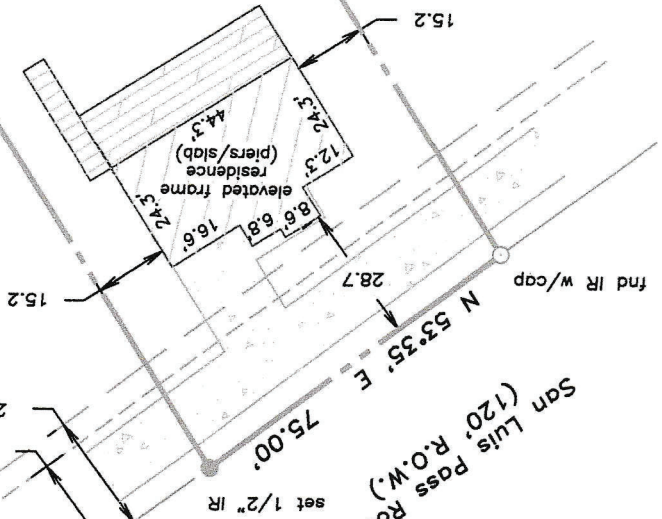


WL 7th St
 extended
 54.9'
 20' UE & drive access
 25' building line

San Luis Pass Road
 (120' R.O.W.)
 N 53°35' E
 75.00'



set 1/2" IR
 @102.35' pass
 S 32°24' E
 305.12'

Lot 17
 dune
 walkover
 304.47'
 N 32°24' W
 304.47'

NOTES:
 NO RECORDS SEARCH CONTRACTED.
 SURVEY PREPARED FROM TITLE
 COMPANY SPECIFICATIONS. CLIENT
 RELIES SOLELY ON TITLE COMPANY
 SPECIFICATIONS AS TO RECORD EASEMENTS,
 RESTRICTIONS, ROADS, 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
 - Vegetation Set Back, Dune Structure
 - Set Back and Dune Protection Zone
 - all subject to Texas GLO requirements
 - Survey monuments reconciled
 - w/numerous previous surveys

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

open beach
 fee remains with
 developer
 S 54°05' W
 10.42'

LAND TITLE SURVEY OF A TRACT OF LAND being Lot 16, of
 MIRAMAR, a subdivision in Galveston County, Texas, according
 to the plat thereof recorded in Volume 18, Page 625, in the
 Office of the County Clerk of Galveston County, Texas.

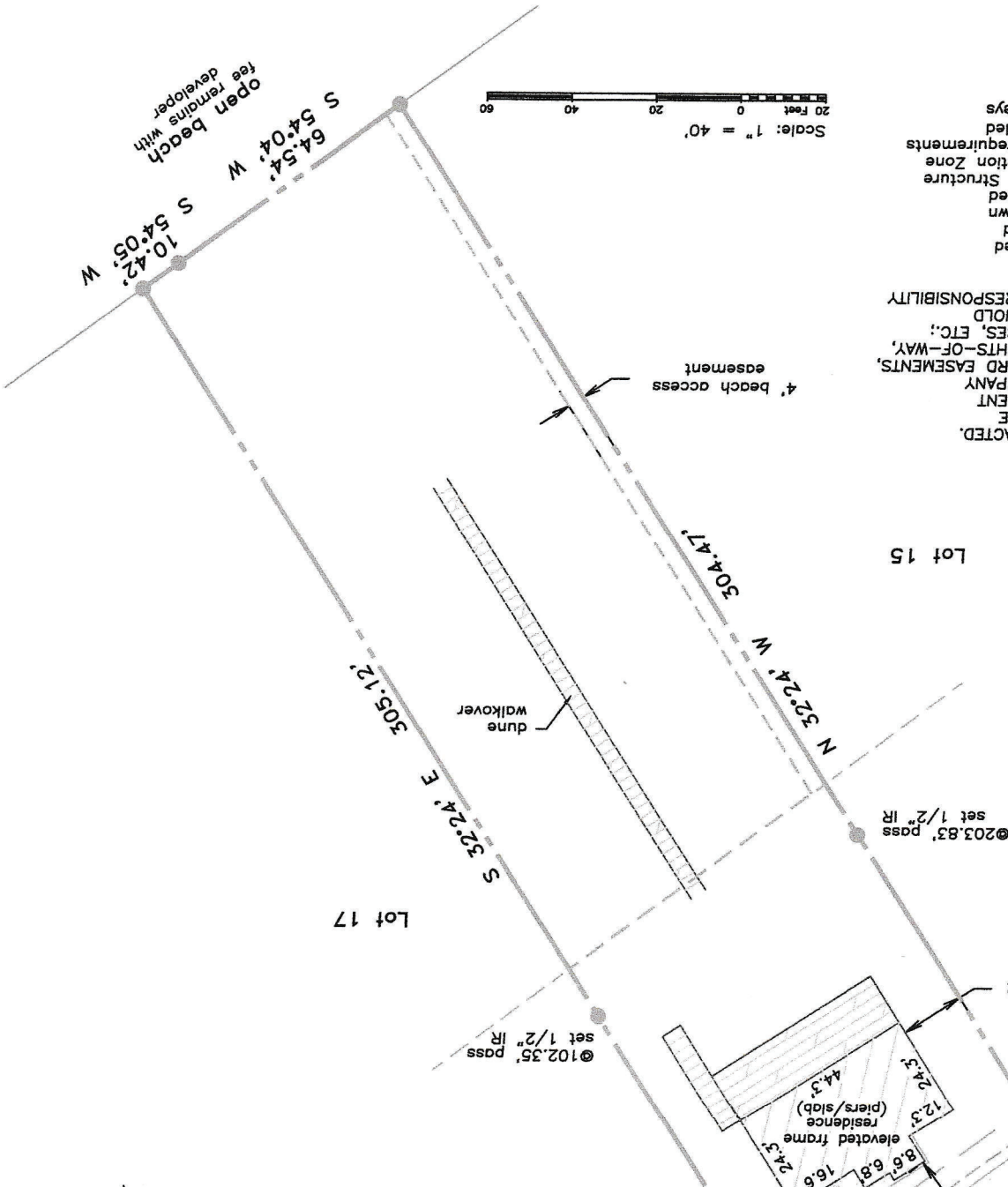


Laurence C. Wall
RPLS #4814
May 12, 2021

Subject property: 23607 San Luis Pass Road
Galveston County, Texas
This survey is certified for this transaction only and may only be relied on by Mustang Square Center and Stewart Title Co., GF #1236793. 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.

LAND TITLE SURVEY OF A TRACT OF LAND being Lot 16, of MIRAMAR, a subdivision in Galveston County, Texas, according to the plat thereof recorded in Volume 18, Page 625, in the Office of the County Clerk 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 plotted
 - Vegetation Set Back, Dune Structure Set Back and Dune Protection Zone all subject to Texas GLO requirements
 - Survey monuments reconciled w/numerous previous surveys



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