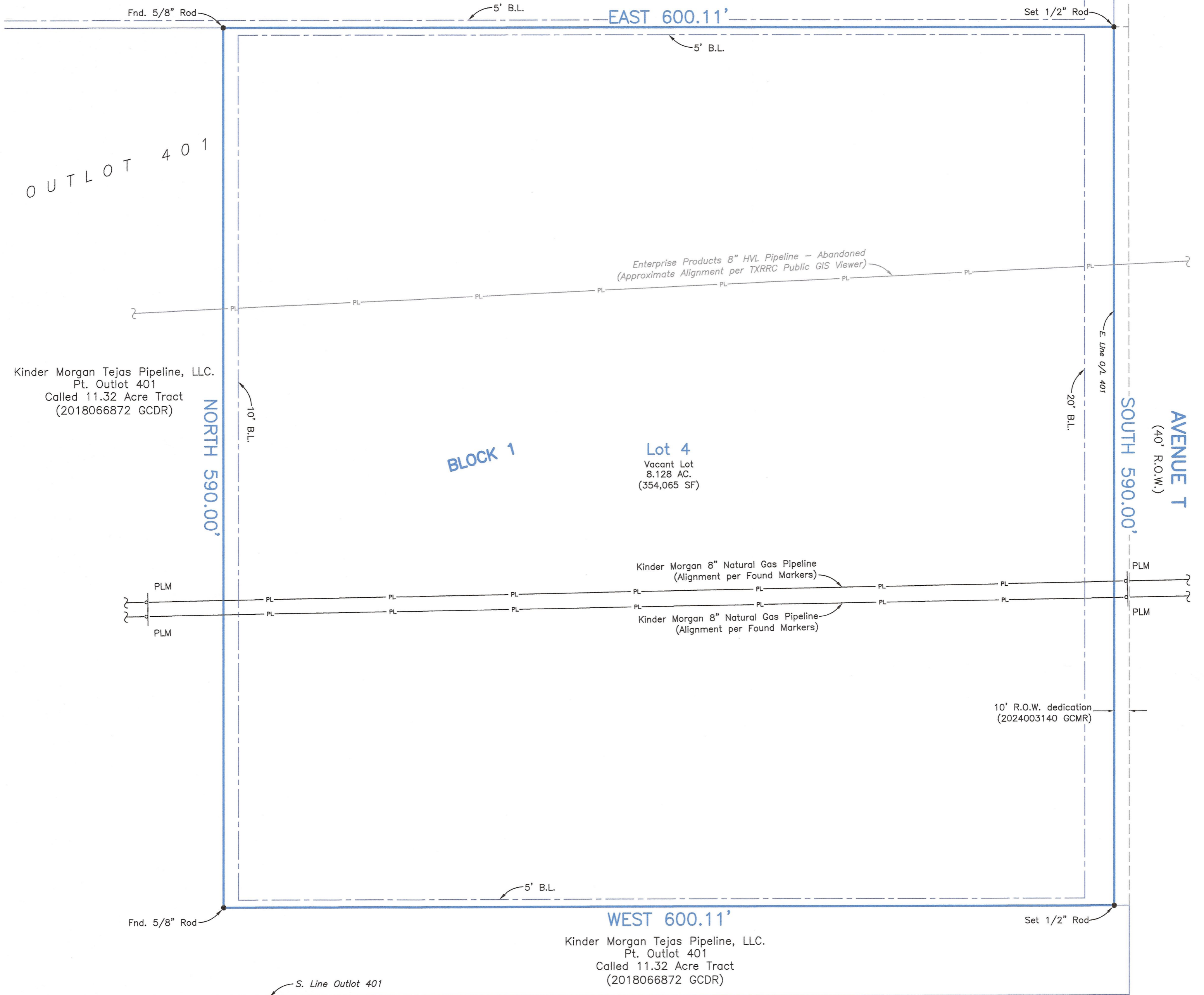


AVENUE ACRES
(2024003140 GCMR)

Lot 3



32nd STREET
(40' R.O.W. - NOT OPEN)

LEGEND

B.L.	Building Line
Fnd.	Found
GCDR	Galveston County Deed Records
GCMR	Galveston County Map Records
PLM	Pipe Line Marker
R.O.W.	Right of Way



SCALE: 1" = 50'

Survey of Lot Four (4), in Block One (1), of AVENUE ACRES, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Clerk's File No. 2024003140 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.

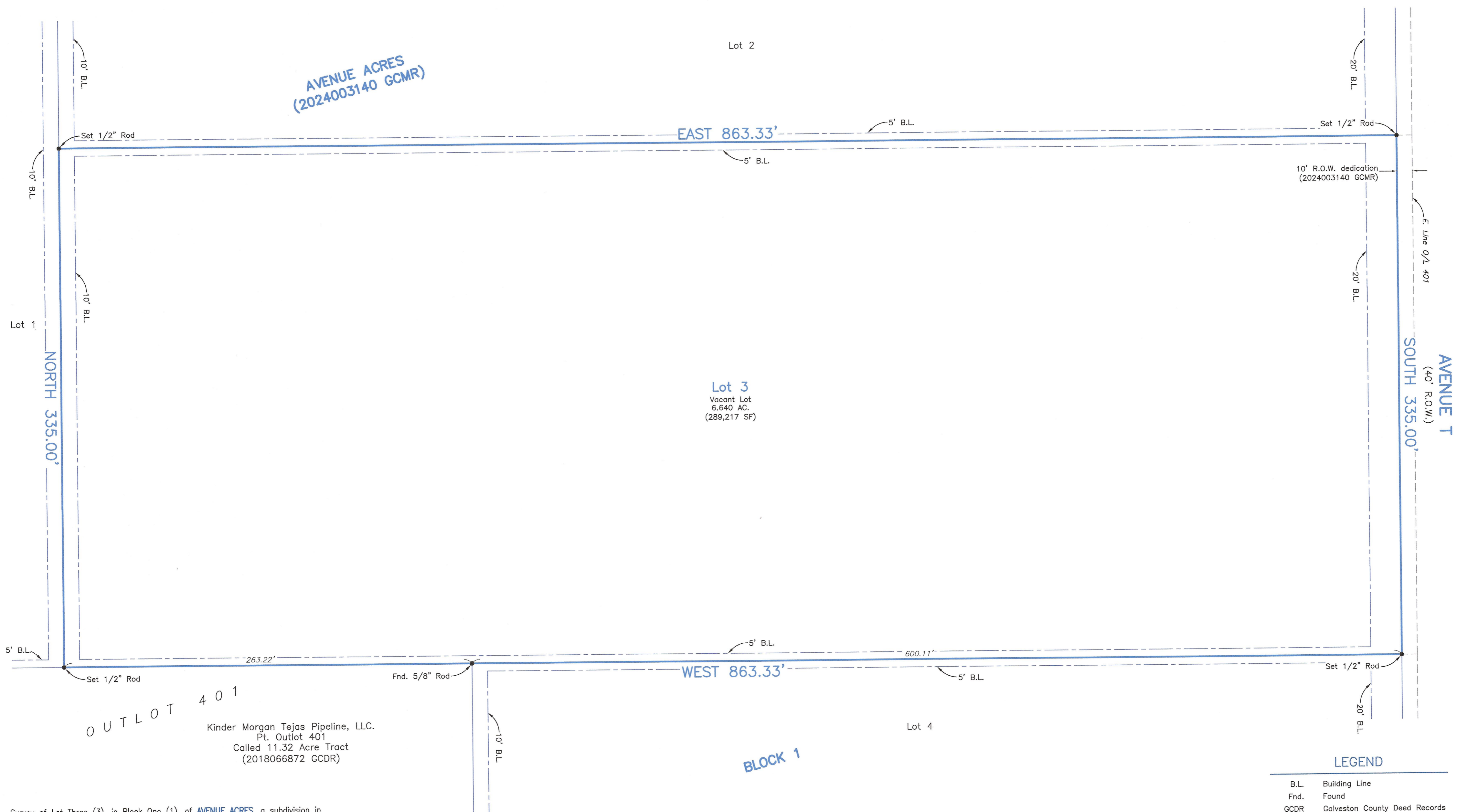
Stephen C. Blaskey
Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



LEAGUE CITY OFFICE
Registration Number: 10193855
(281) 554-7739 www.hightidelandsurveying.com
200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

SURVEY DATE:	JANUARY 27, 2024
FILE No.:	1095-0000-0401-000
DRAFTING:	RWB
JOB No.:	23-0441_LOT 4

- NOTES:
- 1) This property does lie within the 100 Year Flood Plain according to FIRM Panel No. 48167C0380C, 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) Bearings based on the recorded plat.
 - 4) Surveyed without benefit of a Title Report.



Survey of Lot Three (3), in Block One (1), of AVENUE ACRES, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Clerk's File No. 2024003140 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



SURVEY DATE:	JANUARY 27, 2024
FILE No.:	1095-0000-0401-000
DRAFTING:	RWB
JOB No.:	23-0441-LOT 3



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LEGEND

B.L.	Building Line
Fnd.	Found
GCDR	Galveston County Deed Records
GCMR	Galveston County Map Records
R.O.W.	Right of Way



SCALE: 1" = 40'

- NOTES:**
- 1) This property does lie within the 100 Year Flood Plain according to FIRM Panel No. 48167C0380G, 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) Bearings based on the recorded plat.
 - 4) Surveyed without benefit of a Title Report.