



LEGEND



CONCRETE



FENCE

WOOD



M.B. MENARD SURVEY
ABSTRACT 628

SCALE 1"=20'

35TH STREET
(70' R.O.W.)

FND 5/8" LR.
(B)

AVENUE K
(80' R.O.W.)

NICOLAS OLIVERIE
C.F. NO. 2016001303
O.P.R.G.C.

S 18°44'27" E
28.50'

SET 1/2" LR.
W/CAP MARKED
"SURVEY 1"

CITY BLOCK 95
AND COUNTY OF
GALVESTON, TEXAS

LOT 2

0.0477 ACRES
(2,078 SQ.FT.)

(VACANT)

CONCRETE 2.2'
OVER LOT LINE

GALVESTON RT PROPERTIES, LLC
C.F. NO. 2024006589 O.P.R.G.C.

MIRNA TOVAR
C.F. NO. 2022068230
O.P.R.G.C.

N 71°15'33" E
80.83'

S 75°12'38" W
87.03'

LOT 1

P.O.C.
NW CORNER OF
LOT 1, BLOCK 95
FND 1/2" LR. (A)

S 18°44'27" E 31.50'

N 18°44'27" W
22.92'

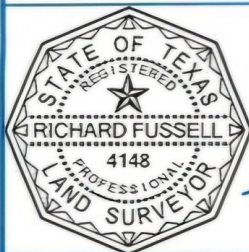
FND 1" LP.

36TH STREET
(70' R.O.W.)

NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO MATTHEW BERRY 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.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.0477 ACRES (2,078 SQUARE FEET) SITUATED IN THE M.B. MENARD SURVEY, ABSTRACT 628, GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE
FACTS FOUND ON THE GROUND DURING THE COURSE OF A
RECORDING SURVEY CONDUCTED UNDER MY SUPERVISION ON
APRIL 30, 2024 AND THAT THIS PLAT SUBSTANTIALLY
COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND
SURVEYORS, AND THAT THERE ARE NO ENCUMBRANCES OR
RESTRICTIONS EXCEPT AS SHOWN.

[Signature]
RICHARD FUSSELL
4148

CLIENT:

TBD
ADDRESS:
36TH STREET

www.survey1inc.com
survey1@survey1inc.com
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: ARH
DRAFTER: MH	FINAL CHECK:
DATE: MAY 2, 2024	
JOB#: 4-136967-24	