

LAND TITLE SURVEY OF A TRACT OF LAND being Lots 171 through 175, Ocean Shore Addition, Section 4, recorded in Plat Record 2, Map No. 88 in the Official Public Records of Galveston County, Texas TOGETHER WITH Lots 251 through 255, Ocean Shore Addition, Section 5, an unrecorded subdivision, said TRACT OF LAND containing, in toto, 1.021 acres (44,465 square feet) of land and being further described in the Field Notes attached hereto.



ABRAHAM VAN NORDSTRAND SURVEY
Abstract 203
Galveston County, Texas



M Figueroa
File #2023021447
OPRGC

Wings Over Water, LLC
File #2023022529
OPRGC

Subject property: 117 Verdia Drive
Galveston County, Texas

This survey is certified for this transaction only and may only be relied on by Fred Poulter and Kathic Poulter. 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.

- NOTES:
NO RECORDS SEARCH CONTRACTED. RECORD EASEMENTS, RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY, BUILDING LINES, ENCUMBRANCES, ETC. BY COMMON KNOWLEDGE ONLY.
CLIENT HOLDS TLTS, INC. HARMLESS FROM RESPONSIBILITY FOR SAME
- True ground distances shown
 - Bearings assumed as platted
 - Restrictions as per Ocean Shores, Sec 4 only
 - Survey monuments (1/2" IRs) reconciled
:NEC File #2022032290, OPRGC
:NWC File #2023044402, OPRGC
:NEC Lot 282, Sec 5
:NEC Lot 280, Sec 5
:SWC Lot 176, Sec 4
 - NATIONAL FLOOD INSURANCE PROGRAM
:FIRM Zone VE
:Community #485470
:Map 48167C0315G
:August 15, 2019



Laurence C Wall



Laurence C. Wall
RPLS #4814
September 16, 2024



TLTS

TEXAS LAND TITLE SURVEYORS

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