



TITLE COMPANY:

# Fidelity National Title Insurance Company



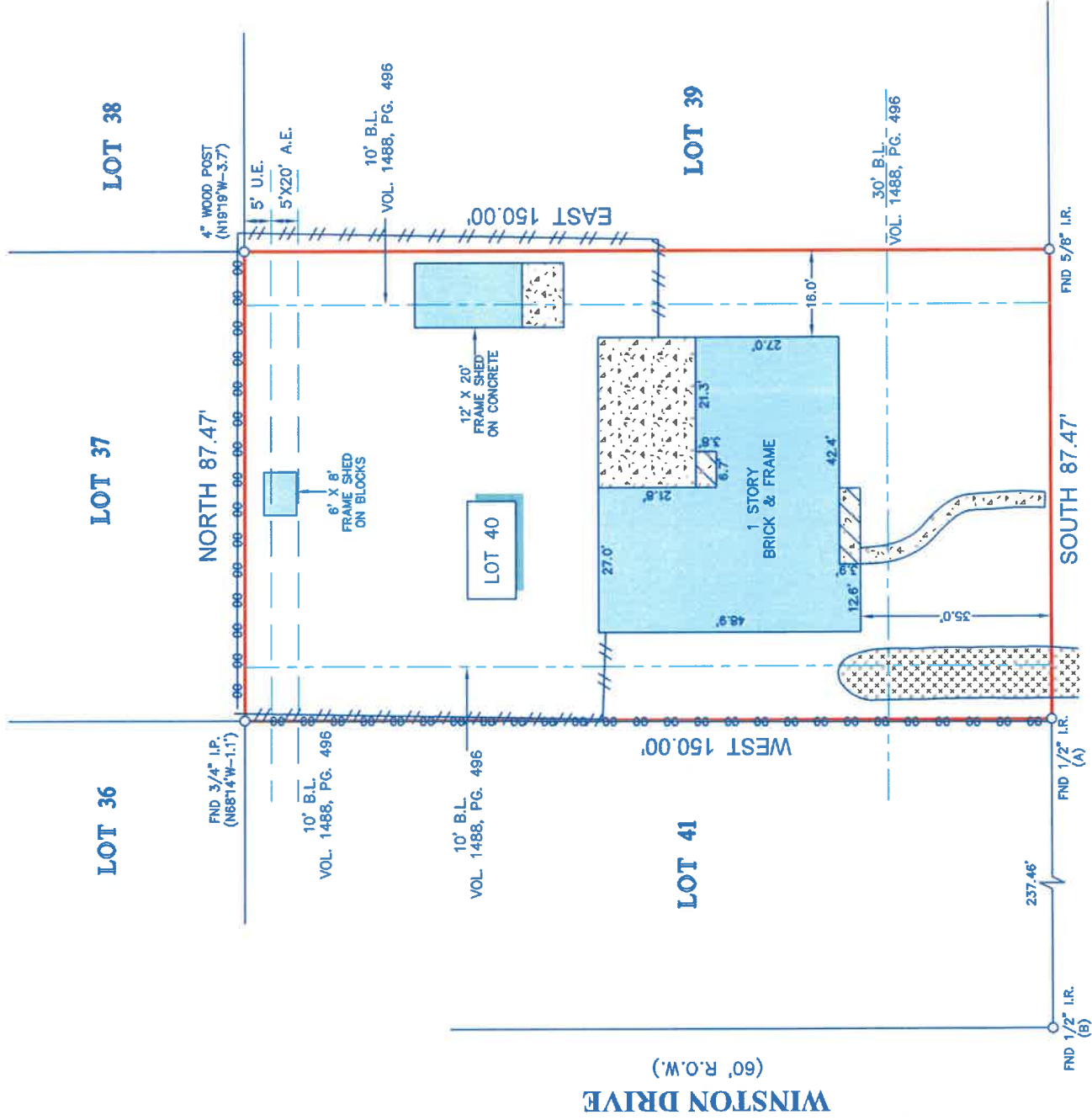
281-671-5550

G.F. # FTH-225-FAH25007914L  
ISSUE DATE: JULY 2, 2025

## LAND TITLE SURVEY



SCALE 1"=30'



### NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- 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.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JULY 2, 2025, UNDER G.F. NO. FTH-225-FAH25007914L.
- THERE ARE NO AERIAL EASEMENT ENCROACHMENTS.

### LEGEND

B.L.	BUILDING LINE		GRAVEL	
U.E.	UTILITY EASEMENT		FENCE	
A.E.	AERIAL EASEMENT		CONCRETE	
			COVERED AREA	
			WOOD CHAIN	

LEGAL DESCRIPTION: LOT 40, OF WINSTON HEIGHTS, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 86, AND TRANSFERRED TO VOLUME 9 AND PAGE 78, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.



SURVEYOR'S CERTIFICATE:  
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON JULY 1, 2025 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF SURVEYORS REQUIREMENTS FOR CATEGORY A, CONDITION III SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

*Richard Fussell*  
 RICHARD FUSSELL  
 RPLS# 4148

CLIENT: GLADIATOR INVESTMENT PROPERTIES, LLC.  
 ADDRESS: 3811 ANNA COURT

www.survey1inc.com  
 survey1@survey1inc.com



FIELD CREW: JJ	TECH: LV
DRAFTER: MC(V)	FINAL CHECK: EF
DATE: JULY 9, 2025	
JOB# 6-153592-25	