TRUELINE TECHNOLOGIES

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File number: 2723523-00657

Completed: 2/21/2023
Surveyed: 2/21/2023

Lender: KELLER MORTGAGE LLC, DBA KELLER MORTGAGE
Buyer: EFRAIN SALAZAR
Seller: ANNIE L. GARCIA

COMMUNITY NUMBER: 48167C
PANEL: 0269 SUFFIX: G
INDEX DATE: 08/15/19
F.I.R.M DATE: 08-15-19
ZONE: XS

Premises: 429 19TH AVENUE, TEXAS CITY, TEXAS 77590 GALVESTON

Description of encroachments, violations or other points of interest at the time of the inspection:
NONE VISIBLE



CERTIFIED TO: TEXAS AMERICAN TITLE COMPANY, KELLER MORTGAGE LLC, DBA KELLER MORTGAGE

LEGAL DESCRIPTION: LOT 1, BLOCK 397, ABST 167 PAGE 5 TEXAS CITY, BOOK , PAGE , PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS.

TRUELINE TECHNOLOGIES LLC: THE FOLLOWING PRODUCT HAS BEEN COMPLETED BY THE STATE LICENSED LAND SURVEYING FIRM AS INDICATED ON THE FOLLOWING PAGE. TRUELINE TECHNOLOGIES LLC PROVIDES THE DIGITAL TRANSMISSION AND ARCHIVING OF THE PRODUCT, AND IS NOT INVOLVED IN ANY FACET OF THE TECHNICAL FIELD WORK PERFORMED AND MAKES NO WARRANTIES AS TO THE ACCURACY OF SUCH WORK. ALL TRANSMISSIONS OF THE PRODUCT ARE VIA A SECURE 'SHA-1' SECURE HASH MESSAGE DIGEST AUTHENTICATION CODE WITHIN ITS SIGNATURE FILE. A MANUALLY SIGNED AND SEALED LOG OF THIS SURVEY'S SIGNATURE FILE IS KEPT ON FILE AT THE PERFORMING SURVEYORS OFFICE.

PRINTING PROCEDURES: BECAUSE THIS FILE HAS BEEN SENT ELECTRONICALLY, IT IS IMPERATIVE THAT THE PRINT SETTINGS BE CORRECT IN ORDER TO DEPICT AN ACCURATE REPRESENTATION OF THIS DOCUMENT ON PAPER. INSTRUCTIONS: WHILE VIEWING THE PRODUCT IN ADOBE READER, SELECT PRINT UNDER THE FILE TAB. SELECT COLOR PRINTER. UNDER PRINT RANGE - SELECT ALL. UNDER PAGE HANDLING, SELECT NONE FOR PAGE SCALING AND UNCHECK AUTO ROTATE AND CENTER. CHOOSE PAPER SOURCE BY PDF SIZE. CLICK PRINT.



TITLE COMPANY:

TEXAS AMERICAN TITLE COMPANY

866-772-8813

G.F. #: 2723523-00657

ISSUE DATE: FEBRUARY 17, 2023



SCALE 1"=20'

19TH AVENUE NORTH

(60' R.O.W.)

FND 1/2" I.R. W/CAP MARKED "SURVEY 1" (A)

FND 1" I.P.

N 87°37'10" E 50.00'

SET 1/2" I.R. W/CAP MARKED "SURVEY 1"

FND 1/2" I.R. (B)

110.00'

300.00'

50.00'

LOT 9

LOT 8

LOT 7

LOT 6

4TH STREET NORTH (60' R.O.W.)

LOT 1 BLOCK 397

N 02°22'50" W 125.00'

56.8'

2' U.E. VOL. 659, PG. 330 O.P.R.H.C.

BLOCK 396

BLOCK 397

50' B.L. VOL. 654, PG. 386 O.P.R.G.C.

LOT 10

LOT 2

13.7'

3.6'

15.4'

6.6'

9.6'

5.0'

1 STORY FRAME ON BLOCKS

25.5'

4'X10' METAL SHED ON CONCRETE

S 02°22'50" E 125.00'

14.5'

8.1'

30.3'

13.9'

6.9'

10.3'

17.2'

6.4'

5' B.L. EXCEPT FOR DETACHED GARAGE 80' FROM FRONT LINE VOL. 654, PG. 386 O.P.R.G.C.

1 STORY FRAME GARAGE

20.3'

20.3'

17.2'

5' B.L. EXCEPT FOR DETACHED GARAGE 80' FROM FRONT LINE VOL. 654, PG. 386 O.P.R.G.C.

FND 1" I.P. (N00°00'E 0.0')

S 87°37'10" W 50.00'

5.0'

4" WOOD POST

20' ALLEY

LEGEND

CONCRETE

COVERED AREA

WOOD DECK

FENCE

CHAIN LINK

WOOD

B.L. = BUILDING LINE

U.E. = UTILITY EASEMENT

NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO TRUELINE TECHNOLOGIES AND THE TITLE INSURANCE COMPANY LISTED ABOVE 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.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON FEBRUARY 17, 2023, UNDER G.F. NO. 2723523-00657.

LEGAL DESCRIPTION: LOT 1, IN BLOCK 397, OF THE REPLAT OF TEXAS CITY FIFTH DIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 43, OF THE MAP RECORDS AND TRANSFERRED TO PLAT RECORD 9, MAP NO. 3, BOTH OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

STATE OF TEXAS REGISTERED RICHARD FUSSELL 4148 PROFESSIONAL LAND SURVEYOR

SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON FEBRUARY 20, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL RPLS# 4148

CLIENT: EFRAIN SALAZAR JR.

ADDRESS: 429 19TH AVENUE NORTH

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Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW:	TECH:
LG	ARH
DRAFTER:	FINAL CHECK:
MH	SF

DATE: FEB. 21, 2023

JOB#: 2-120879-23