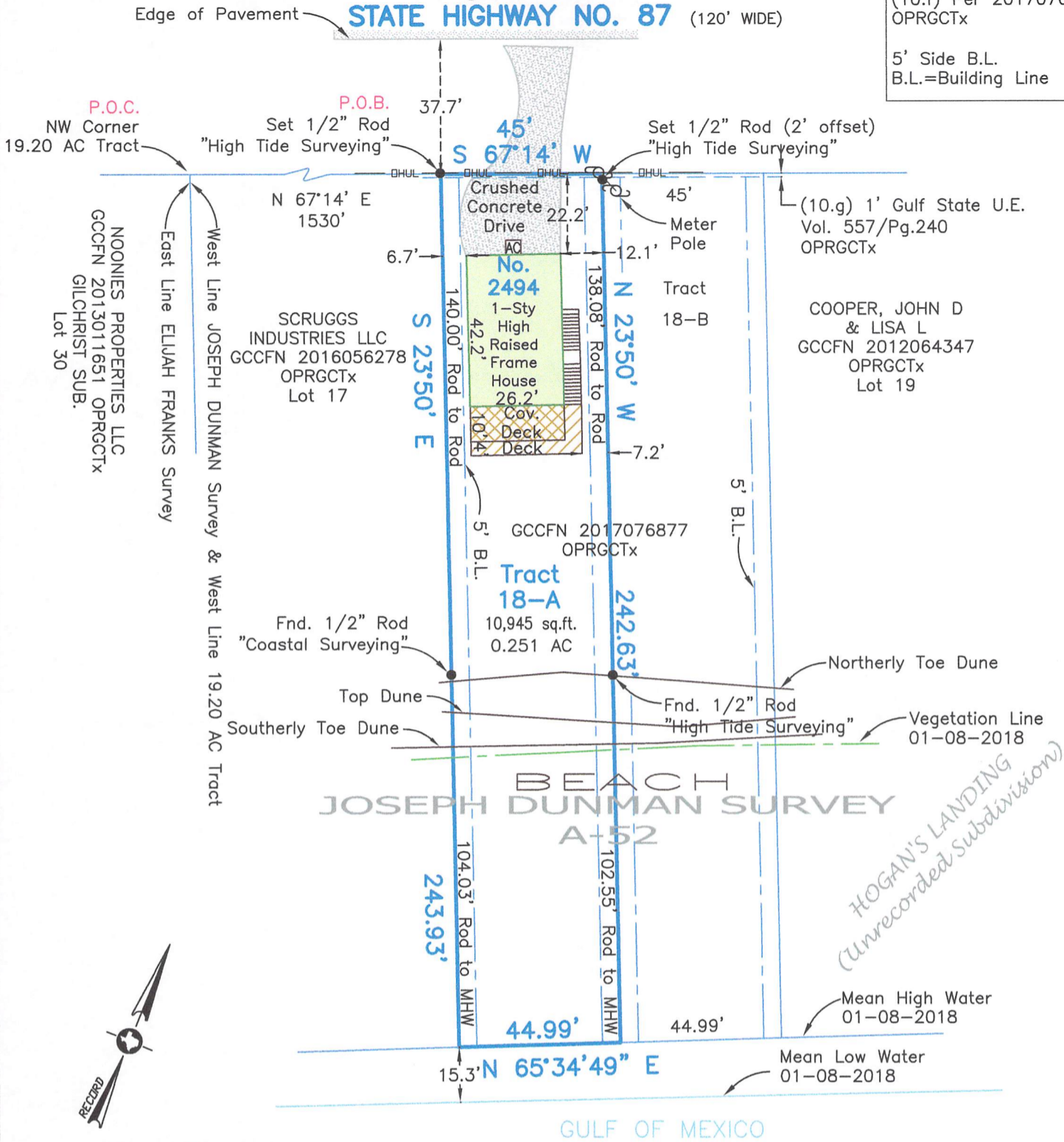


(10.f) Per 2017076877 OPRGCTx

5' Side B.L.
B.L.=Building Line



SCALE: 1" = 40'

LEGEND

- Power Pole
- Overhead Utility Esmt.

PLAT OF SURVEY

10,945 sq.ft. (0.251 of one acre) tract situated in JOSEPH DUNMAN SURVEY, A- 52, also known as Tract 18-A as recorded under Galveston County Clerk's File No. 2017076877, of the Official Public Records 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.

Michael Hoover

Michael Hoover
Registered Professional
Land Surveyor No. 5423



CRYSTAL BEACH OFFICE
Registration Number: 10194364

(409) 684-6400 www.hightidelandsurveying.com
975 LAZY LANE WEST | CRYSTAL BEACH, TX 77650
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

NOTES:

- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
 - 2) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
 - 3) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204.
 - 4) Title Company: South Land Title GF No. CB1862469
- SUBJECT TO: (10.e) BPSUD Esmt. GCCFN 2018043333 OPRGCTx (blanket esmt.) and (10.g) Gulf State U.E. Vol. 557/Pg. 240 OPRGCTx.
Borrower: Eric Williams

SURVEY DATE:	August 30, 2018
FILE No.:	4040-0000-0018-000
DRAFTING:	ms
JOB No.:	18-5662

METES AND BOUNDS DESCRIPTION
10,945 SQUARE FEET (0.251 of ONE ACRE)
JOSEPH DUNMAN SURVEY
ABSTRACT NUMBER 52
GALVESTON COUNTY, TEXAS
August 30, 2018

All that 10,945 square foot (0.251 of one acre) tract of land situated in the Joseph Dunman Survey, Abstract Number 52, Galveston County, Texas, and being out of and a part of that certain Tract 18-A described in Galveston County Commissioners' Court Minutes (Agenda Item 34) recorded in Clerk's File Number 2017076877 of the Official Public Records of Galveston County Texas (O.P.R.G.C.T.) and further being out of a call 19.20 acre tract out of the C. A. Holt call 516 acre tract, said 10,945 square feet (0.251 of one acre) tract being more fully described by metes and bounds as follows (all bearings are referenced to said Tract 18-A described above):

COMMENCING at the call northwest corner of the said 19.20 acre tract and being in the apparent south right-of-way (R.O.W.) line of State Highway No. 87;

THENCE, North 67°14' East, along the apparent south R.O.W. line of said State Highway 87 and the apparent north line of said 19.20 acre tract, a distance of 1,530 feet to the west or northwest corner and **PLACE OF BEGINNING**, a set 1/2 inch rod with plastic cap stamped "HIGH TIDE SURVEYING";

THENCE, counter clockwise, the following four (4) courses:

- 1) South 23°50' East, at a distance of 140.00 feet pass a 1/2 inch rod with plastic cap stamped "COASTAL SURVEYING" set for reference, and continue, in all, a distance of 243.93 feet to the Mean High Water line of the Gulf of Mexico, as measured on January 8, 2018;
- 2) North 65°34'49" East, along said Mean High Water line, a distance of 44.99 feet;
- 3) North 23°50' West, at a distance of 102.55 feet pass 1/2 inch rod with plastic cap stamped "HIGH TIDE SURVEYING" found for reference, and continue, at 240.63 feet pass a 1/2 inch rod with plastic cap stamped "HIGH TIDE SURVEYING", in all, a distance of 242.63 feet to the apparent south R.O.W. line of said State Highway 87 and the apparent north line of said 19.20 acre tract;
- 4) South 67°14' West, with the apparent south R.O.W. line of said State Highway 87 and the apparent north line of said 19.20 acre tract, a distance of 45 feet to the **PLACE OF BEGINNING** and containing 10,945 Square Feet (0.251 of one acre) of land and being subject to the public beach.



Michael Hoover, R.P.L.S.
Texas Registration Number 5423

