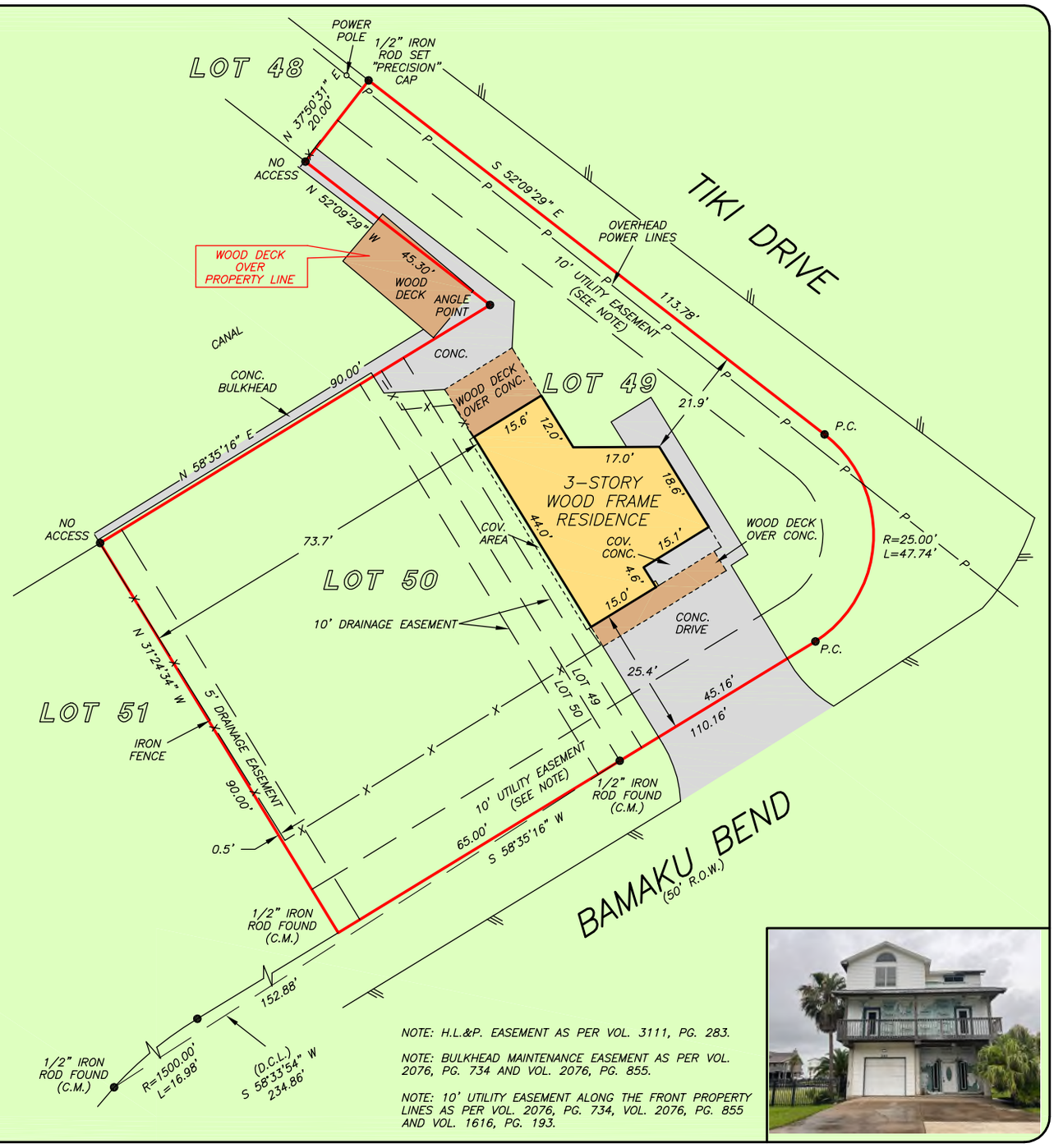
GF NO. CTH-IL-CTT25785035NP CHICAGO TITLE
ADDRESS: 243 BAMAKU BEND
TIKI ISLAND, TEXAS 77554
BORROWER: GONSOULIN ENTERPRISES INC.

SCALE: 1" = 30'

LOTS 49 AND 50
TIKI ISLAND, SECTION 11

A SUBDIVISION IN GALVESTON COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 1616, PAGE 193 OF THE MAP RECORDS AND TRANSFERRED TO
PLAT RECORD 9, MAP NO. 43 OF THE MAP RECORDS OF
GALVESTON COUNTY, TEXAS



NOTE: H.L.&P. EASEMENT AS PER VOL. 3111, PG. 283.

NOTE: BULKHEAD MAINTENANCE EASEMENT AS PER VOL. 2076, PG. 734 AND VOL. 2076, PG. 855.

NOTE: 10' UTILITY EASEMENT ALONG THE FRONT PROPERTY LINES AS PER VOL. 2076, PG. 734, VOL. 2076, PG. 855 AND VOL. 1616, PG. 193.

THIS PROPERTY IS AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48167C 0416 G
MAP REVISION: 08/15/2019
ZONE VE
BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: PLAT RECORD 9, MAP NO. 43, G.C.M.R.

DRAWN BY: PR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVIAK
PROFESSIONAL LAND SURVEYOR
NO. 5971
JOB NO. 2025-04373
MAY 28, 2025

STATE OF TEXAS
REGISTERED
JAMES P. WALKOVIAK
5971
PROFESSIONAL LAND SURVEYOR



Chicago Title Insurance Company

NOEL PHILLIPS
713-418-7000



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FIRM NO. 10063700