SURVEY OF

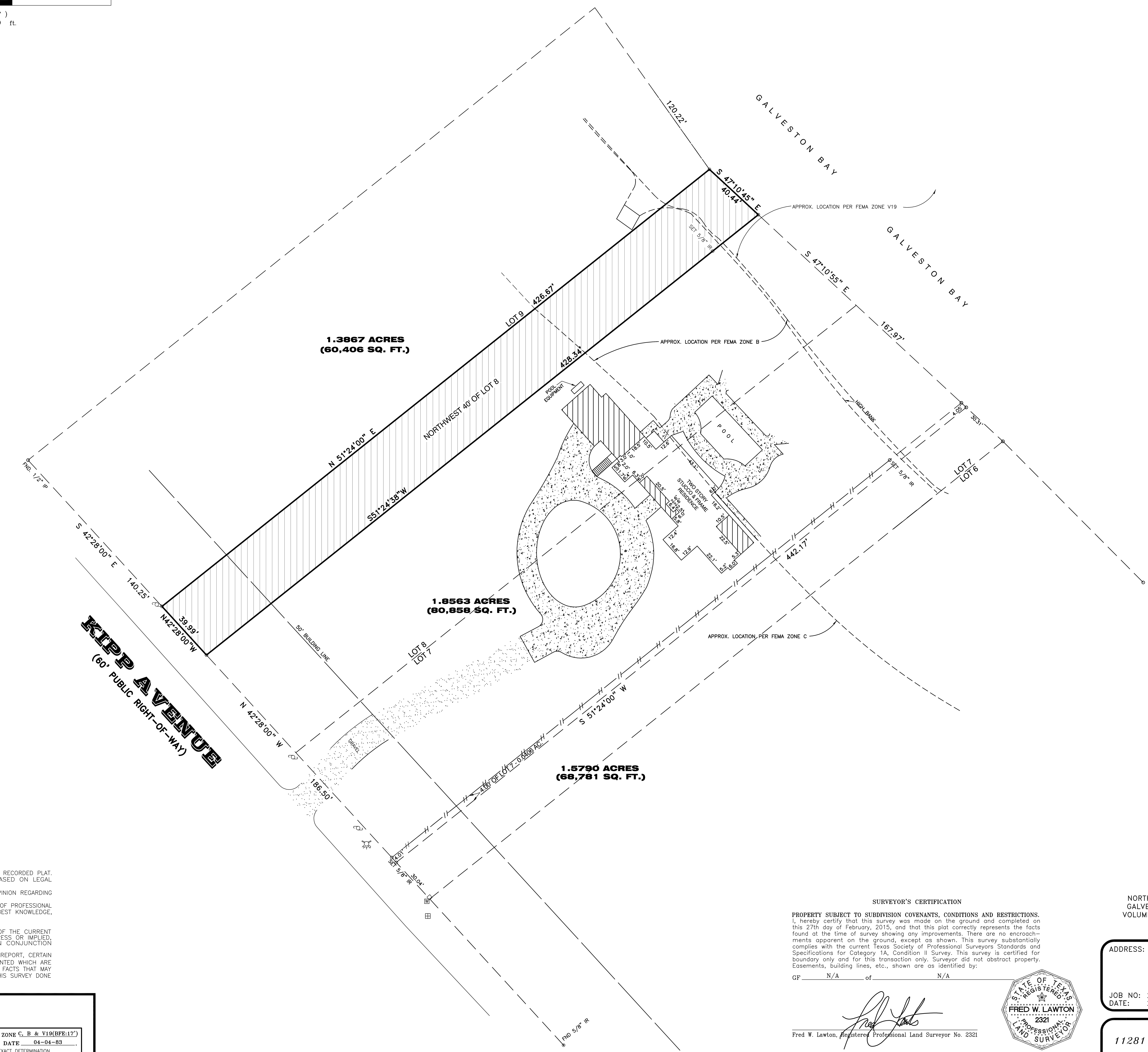
NORTHWESTERN (NW 40') OF LOT 8, IN BLOCK 4, OF BAY BREEZE, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 77AND LATER TRANSFERED TO VOLUME 3, PAGE 34, OF THE MAP AND/OR PLAT RECORDS OF GALVESTON COUNTY, TEXAS.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NORTH



LEGEND:

- AE – AERIAL EASEMENT
- BL – BUILDING LINE
- BLDG – BUILDING
- ESMT – EASEMENT
- FND – FOUND
- IP – IRON PIPE
- IR – IRON ROD
- GCCF – GALVESTON COUNTY CLERKS FILE
- GCDR – GALVESTON COUNTY DEED RECORDS
- GCMR – GALVESTON COUNTY MAP RECORDS
- POB – POINT OF BEGINNING
- POC – POINT OF COMMENCING
- PS – PARKING SPACES
- ROW – RIGHT OF WAY
- SQ. FT. – SQUARE FEET
- UE – UTILITY EASEMENT
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- CONCRETE
- COVERED CONCRETE
- OVERHEAD ELECTRIC LINES
- WOOD FENCE
- WROUGHT IRON FENCE
- GUY WIRE
- CATCH BASIN
- CABLE BOX
- ELECTRIC BOX
- ELECTRIC MH
- FIRE HYDRANT
- FIBER OPTIC MARKER
- FLAG POLE
- GAS METER
- GAS VALVE
- CURB INLET
- LIGHT POLE
- MANHOLE
- MONITORING WELL
- PIPELINE MARKER
- POWER POLE
- SERVICE POLE
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE PEDESTAL
- TRANSFORMER
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- UNDERGROUND CABLE MARKER
- WATER WELL
- WATER METER
- WATER VALVE
- BENCHMARK
- TREE

NOTES:

1. ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY THE CLIENT.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
7. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY DONE WITHOUT BENEFIT OF DEED.

FLOOD NOTE:

PROPERTY IS IN THE 100 YEAR FLOOD ZONE, IT IS IN ZONE C, B & V19(BFE:17')
ACCORDING TO F.I.R.M. MAP NO. 485481 0001B, DATE 04-04-83.
BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
I, hereby certify that this survey was made on the ground and completed on this 27th day of February, 2015, and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GF N/A of N/A

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

STATE OF TEXAS REGISTERED FRED W. LAWTON 2321 PROFESSIONAL LAND SURVEYOR

ADDRESS: 0 KIPP AVENUE
KEMAH, TEXAS 77565

JOB NO: 226-15C
DATE: 2-27-15

SCALE: 1" = 30'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
(281) 556-6918 FAX (281) 556-9331

Copyright 2013 South Texas Surveying Associates, Inc.

K:\COMRES 2015\226-15A.DWG (JM)