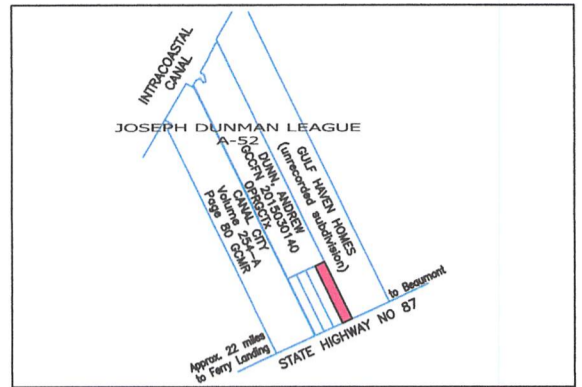


JOSEPH DUNMAN 1/3 LEAGUE  
A-52

Proposed Tract 5  
146.278 AC  
6,371,850 sq ft

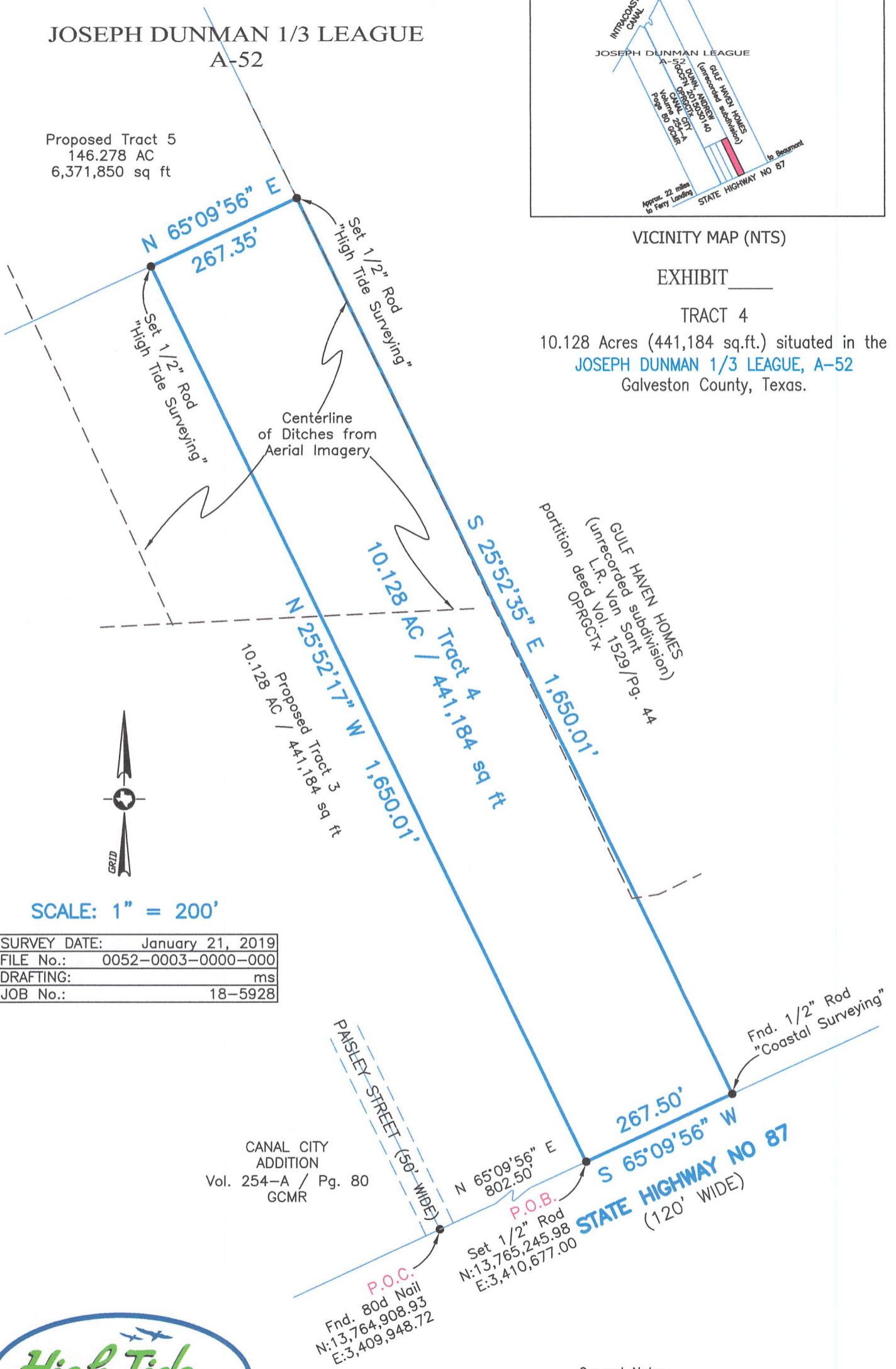


VICINITY MAP (NTS)

EXHIBIT \_\_\_\_\_

TRACT 4

10.128 Acres (441,184 sq.ft.) situated in the  
**JOSEPH DUNMAN 1/3 LEAGUE, A-52**  
Galveston County, Texas.



SCALE: 1" = 200'

SURVEY DATE:	January 21, 2019
FILE No.:	0052-0003-0000-000
DRAFTING:	ms
JOB No.:	18-5928

CANAL CITY  
ADDITION  
Vol. 254-A / Pg. 80  
GCMR

GULF HAVEN HOMES  
(unrecorded subdivision)  
L.R. Van Sant  
OPRGCTx  
partition deed Vol. 1529/Pg. 4A



**GALVESTON OFFICE**  
Registration Number: 10193855  
(409) 740-1517 www.hightidelandsurveying.com  
8017 HARBORSIDE DRIVE | GALVESTON, TX 77554  
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

- General Notes:
1. This Exhibit has been prepared without benefit of a current title report. There may be easements, building lines, and other matters of record not shown hereon.
  2. All bearings and coordinates shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 420
  3. According to FEMA FIRM Panel No. 485470 0070 F, this property lies within Zone V19 (El. 17) and V19 (El. 18).

**EXHIBIT \_\_\_\_\_**  
**METES AND BOUNDS DESCRIPTION**  
**10.128 ACRES (441,184 Square Feet)**  
**JOSEPH DUNMAN 1/3 LEAGUE**  
**ABSTRACT NUMBER 52**  
**GALVESTON COUNTY, TEXAS**

Tract 4  
January 21, 2019

**ALL** that certain 10.128 acre (441,184 square feet) tract of land situated in the Joseph Dunman 1/3 League, Abstract Number 52, Galveston County Texas, and being out of and a part of the easterly 973 acres of the Joseph Dunman Survey, Abstract Number 52, Galveston County, Texas, said 973 acre tract of land being more particularly described in a Deed to J. Dan Price, et al, in Volume 901, Page 433, of the Galveston County Deed Records (G.C.D.R.), and further being out of and a part of that certain tract of land described in a General Warranty Deed to Andrew Dunn in Clerk's File Number 201530140 of the Official Public Records of Galveston County Texas (O.P.R.G.C.T.) and being more particularly described by metes and bounds as follows (All bearings based upon the Texas Coordinate System 1983, South Central Zone 4204, and are referenced to NGS Monument HGCS D 64 (PID AW6988):

**COMMENCING** at an 80d nail (also called "Barn Spike") found in asphalt pavement in the apparent northerly right-of-way (R.O.W) line of State Highway Number 87 (SH 87) for the east or southeast corner of Canal City, a Subdivision of record at Volume 254A, Page 80, of the Galveston County Map Records (G.C.M.R.), and from which the calculated easterly R.O.W. line of Paisley Road (50' feet wide, Volume 254A, Page 80, G.C.M.R.) bears North 65 Degrees 09 Minutes 56 Seconds East, a distance of 22.53 feet (N: 13,764,908.93; E: 3,409,948.72);

**THENCE**, with the apparently northerly R.O.W. line of SH 87, North 65 Degrees 09 Minutes 56 Seconds East, a distance of 802.50 feet to 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" set for the south or southwest corner and **POINT OF BEGINNING** (N: 13,765,245.98; E: 3,410,677.00);

**THENCE**, through and across said Andrew Dunn tract, the following two (2) courses:

- 1) North 25 Degrees 52 Minutes 17 Seconds West, with the westerly line of the herein described tract, a distance of 1,650.01 feet to a 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" set for the west or northwest corner;
- 2) North 65 Degrees 09 Minutes 56 Seconds East, with the northerly line of the herein described tract, a distance of 267.35 feet to a 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" set in the westerly of that certain tract of land described in a Partition Deed recorded in Volume 1529, Page 44, of the G.C.D.R. (sometimes known as "Gulf Haven Homes") for the north or northeast corner;

**THENCE**, with the westerly line of said "Gulf Haven Homes" and the easterly line of the herein described tract, South 25 Degrees 52 Minutes 35 Seconds East, a distance of 1,650.01 feet to a 1/2 inch iron rod with plastic cap stamped "COASTAL SURVEYING" found in the apparent northerly R.O.W. line of said SH 87 for the east or southeast corner;

Tract 4  
10.128 Acres (441,184 square feet)  
Joseph Dunman Survey, A-52  
Galveston County, Texas

**THENCE**, with the apparent northerly R.O.W. line of said SH 87 and the southerly line of the herein described tract, South 65 Degrees 09 Minutes 56 Seconds West, a distance of 267.50 feet to the **POINT OF BEGINNING** and containing 10.128 acres (441,184 square feet) of land.



Michael Hoover, RPLS  
Texas Registration No. 5423

