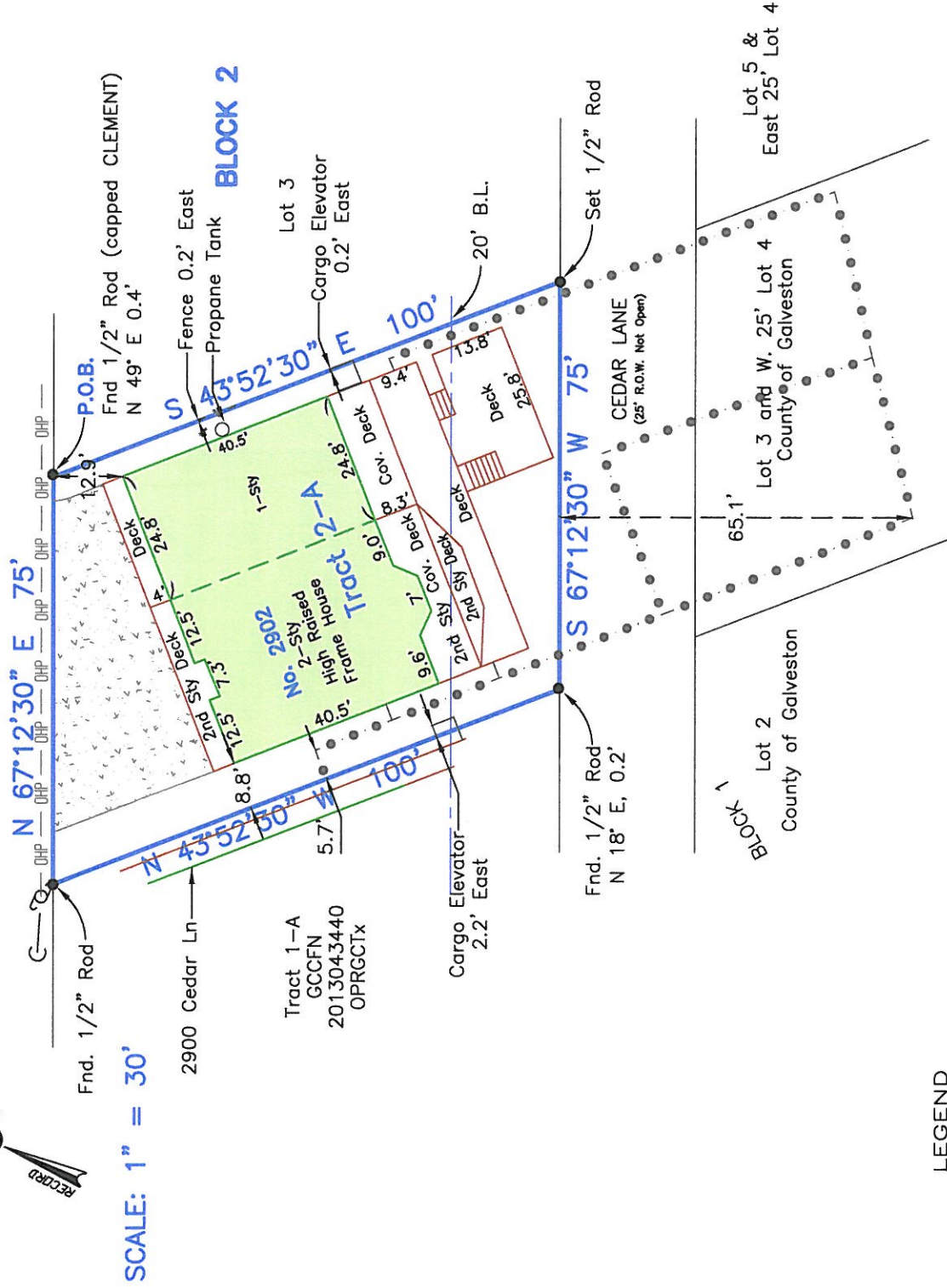


SHADY LANE

(25' R.O.W.)



SCALE: 1" = 30'

Tract 1-A
GCCFN
2013043440
OPRGCTX

LEGEND

	Power Pole
	Down Guy
	Overhead Power
	Chain Link Fence
	Wood Fence
	Concrete

May be subject to
20' Front Building Line
Per Original Developer
Conveyance.

Survey of Tract 2-A, a tract as approved by Galveston County Commissioners' Court and filed under Galveston County Instrument No. 2013043440, in Block 2, of **STINGAREE COVE ADDITION**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 83 and transferred to Plat Record 8, Map No. 57, both of the Map Records in the Office of the County Clerk of Galveston County, Texas, said Tract 2-A being more particularly described by metes and bounds on attached Exhibit "A":

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.

Sidney Bouse
Registered Professional
Land Surveyor No. 5287



SURVEY DATE	September 30, 2014
FILE No.	6755-0002-0002-000
DRAFTING	ms
JOB No.	14-0782

COASTAL SURVEYING OF TEXAS, INC.
 P.O. BOX 2742 (mailing) ph (409) 684-6400
 CRYSTAL BEACH, TX 77650 fx (409) 684-6112
 975 LAZY LANE WEST, CRYSTAL BEACH
 Firm Registration Certificate No. 10026601
 SURVEYGALVESTON.COM

NOTES:

- 1) Bearings based on Monumentation of West line of subdivision.
- 2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
- 3) 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).

Surveyed without the benefit of a Title Report.

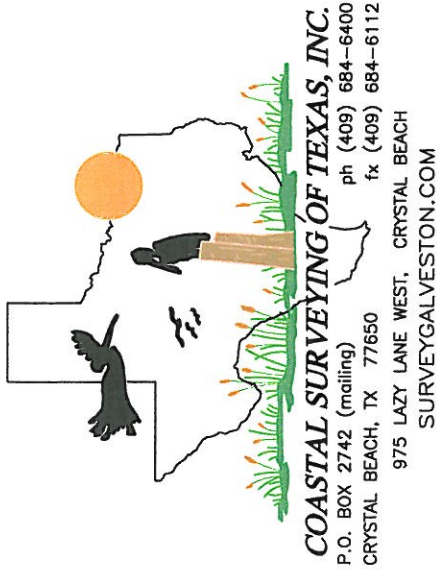


Exhibit "A"

Being Tract 2-A, a tract as approved by Galveston County Commissioners Court and recorded under Galveston County Clerk File No. 2013043440, Galveston County Deed Records, in Block 2 of **STINGAREE COVE**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 83 and transferred to Plat Record 8, Map No. 57, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said Tract 2-A, being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of Lot 2, Block 2 of said STINGAREE COVE and the South line of Shady Lane, a 25' R.O.W.;

THENCE South 43°52'30" East, parallel with the West line of said Lot 2, a distance of 100 feet to the North line of Cedar Lane, a 25' R.O.W. of said STINGAREE COVE, a set 1/2 inch rod;

THENCE South 67°12'30" West, along the North line of said Cedar Lane, a distance of 75 feet, a 1/2 inch rod found N 18° E 0.2 feet;

THENCE North 43°52'30" West, parallel with the East line of said Lot 2, a distance of 100 feet to the South line of said Shady Lane, a found 1/2 inch rod;

THENCE North 67°12'30" East, along the South line of said Shady Lane, a distance of 75 feet to the **PLACE OF BEGINNING**, a 1/2 inch rod capped CLEMENT, found N 49° E 0.4 feet and containing 0.161 acre.