State Highway No. 87, Crystal Beach, TX 77650 **LEGEND** Power Pole B Survey of that part of that certain 100 acre tract out Overhead Power of the ABRAHAM VAN NORDSTRAND SURVEY, Abstract No. - Y · Y - Barb Wire Fence 203, lying south of State Highway No. 87 and being part SCALE: 1" = 300" of Tract No. 1, described in that certain deed from Joseph Stephenson, et ux, to E.W. Boyt, recorded in STATE HIGHWAY NO. 87 (120' R.O.W.) Volume 309, Page 265-267 in the Deed Records of -Fence/Gate 0.8' North Fnd. 1" Pipe Galveston County, Texas, and being more particularly P.O.B. Fnd. 3/4" Pipe West 0.6 N 56°18' described by metes and bounds as follows: Fence 7.6' West 380.58 N.W. corner BEGINNING at the South right-of-way line of State RANCHO CARRIBE' SECTION 2 REPLAT Highway No. 87 and the Northwest corner of Rancho Carribe', Section 2, Replat, as recorded under Plat Record 2008A, Map No. 9, Galveston County Map ATKINSON, H C FAM PROP LTD Lot 120 Records: GCCFN 2002020437 OPRGCT× West THENCE South 30°03' East, along the Westerly line of said Rancho Carribe', Section 2 and the Westerly line of Van Nordstrand Survey Tract 23-1 line 9 Rancho Carribe', as recorded under Volume 18, Page Rancho 22.66 ACRES 588, Galveston County Map Records, passing a set 1/2 inch rod at 2193.72 feet, continuing for a total distance of 2590.92 feet the mean high water line of the Gulf of Carribe Mexico as surveyed on on November 10, 2015; THENCE South 52°30'55" West, along the said mean high Lot 108 water line, a distance of 381.5 feet; ABRAHAM NORDSTRAND VAN THENCE North 30°05' West, passing a set 1/2 inch rod ABST. at 409.8 feet, continuing for a total distance of 2616.31 RANCHO CARRIBE' SECTION 2 REPLAT feet, to the South right-of-way line of said State 30. 2193.72 Plat Record 2008A Map No. 9 GCMR Highway No. 87, a 1 inch pipe, found West 0.6 feet; Z THENCE North 56°18' East, along the South right-of-way Pipe line of said State Highway No. 87, a distance of 380.58 feet to the PLACE OF BEGINNING, a found 3/4 inch pipe, being 22.66 acres being subject to the rights of the ð 2590. Rod public beach. ð 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 Lot 118 Lot 119 direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date. OVERLOOK DRIVE North line of RANCHO CARRIBE, Lot 38 Volume 18 Page 588 GCMR Lot 37 Lot 36 Lot 29 Lot 25 SENDERA Lot 35 Lot 30 DRIVE Lot 34 Lot 31 Lot 24 Lot 32 Lot 33 Fence 4.5' West VILLA DRIVE Lot 23 Set 1/2" Rod-Sidney Bouse Set 1/2" Rod- $X \cdot X \cdot X \cdot X \cdot X \cdot X$ Registered Professional 5287 Land Surveyor No. 5287 Northerly Lot 4 Lot 5 Lot 3 Lot 2 NOTES: Vegetation line 11-10-2015 -Southerly Toe Dune 1) Bearings based on Monumentation of South R.O.W. line of State Highway No. to BEACH \$ 396.55 2) This property does lie within the 100
Year Flood Plain as established by the Mean High Water 11-10-2015
Federal Emergency Management Agency
and lies within the designated coastal 381.5 S 52°30'55" barriers. 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 GULF OF MEXICO company). Title Company: Texas Regional Title GF No. 19542—MM Borrower: ODC, LP COASTAL SURVEYING OF TEXAS, INC. SURVEY DATE November 10, 2015 FILE No. 0203-0061-000-003 DRAFTING ms JOB No. 15-0911 P.O. BOX 2742 (mailing) CRYSTAL BEACH, TX 77650 ph (409) 684-6400 fx (409) 684-6112 975 LAZY LANE WEST, CRYSTAL BEACH SURVEYGALVESTON.COM