

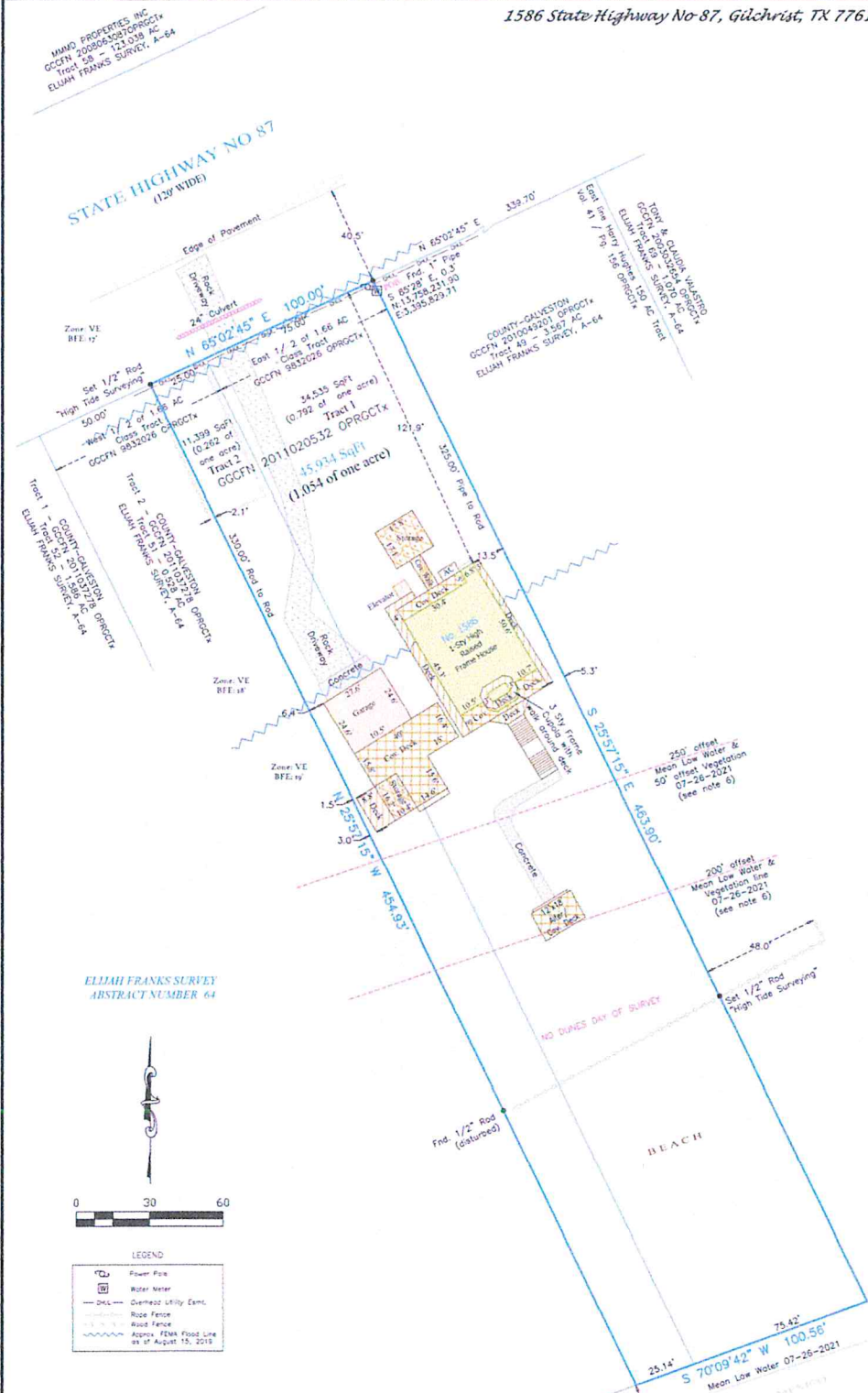
METES AND BOUNDS DESCRIPTION
 1.054 Acres (45,934 Square Feet)
 ELIJAH FRANKS SURVEY
 ABSTRACT NUMBER 64
 GALVESTON COUNTY, TEXAS

ALL that certain 1.054 Acre (45,934 Square Feet) tract of land situated in the Elijah Franks Survey, Abstract Number 64, Galveston County Texas, and being out of and a part of that certain call 150 acre tract of land sometimes known as the Hory Hughes tract, and recorded at Volume 41, Page 156 of the Galveston County Deed Records (G.C.D.R.), and further being out of and a part of that certain call 20.4 acre tract of land described in a Deed to Tyrrell Wilson Investment Company at Volume 443, Page 373, of the G.C.D.R., and further being out of and a part of that certain tract of land described in a Deed to Francis G. McEwan at Volume 1363, Page 158, of the G.C.D.R., and further being out of and a part of (the easterly one half together with the easterly 25 feet of the westerly one half) that certain call 1.66 acre tract of land described in a Warranty Deed to Matthew C. Cross and wife, Pamela Camille Wilson Cross, at Clerk's File Number 9832026 of the O.P.R.G.C.T., and finally being a remainder portion of those same two tracts of land (Tracts I and II) referenced in a Warranty Deed with Vendors Lien at Clerk's File Number 2011020532 of the Official Public Records of Galveston County, Texas (O.P.R.G.C.T.), and all together being more particularly described by its metes and bounds as follows (all coordinates and bearings are referenced to the Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark HQ25D 64', PID AW6988) (N 13,744,577.67; E 3,366,638.74):

BEGINNING at a point in the southerly right-of-way (R.O.W.) line of State Highway Number 87 (SH 87, 120 feet wide) for the west corner of that certain call 3.567 acre tract of land described in a General Warranty Deed to Galveston County, Texas, at Clerk's File Number 2010049201 of the O.P.R.G.C.T., and the north corner of the herein described tract, and from which the apparent original easterly line of said 150 acre Hughes tract bears North 65 Degrees 02 Minutes 45 Seconds East, a distance of 339.70 feet, and from which a one inch iron pipe found for reference bears South 85 Degrees 28 Minutes East, a distance of 0.3 feet (N13,758,231.90; E3,395,829.71):

THENCE, clockwise, the following Four (4) courses:

- 1) South 25 Degrees 57 Minutes 15 Seconds East, with the westerly line of said 3.567 acre tract and the easterly line of the herein described tract, at 325.00 feet pass a 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" set for reference, and continue, in oil, a distance of 454.93 feet to the line of Mean High Water of the Gulf of Mexico as measured on July 26, 2021, for the east corner of the herein described tract;
- 2) South 70 Degrees 09 Minutes 42 Seconds West, with the line of Mean High Water of the Gulf of Mexico and the southerly line of the herein described tract, a distance of 100.56 feet to the east corner of that certain call 0.528 of one acre tract of land described in a General Warranty Deed to Galveston County, Texas, at Clerk's File Number 2011037278 of the O.P.R.G.C.T., and the south corner of the herein described tract;
- 3) North 25 Degrees 57 Minutes 15 Seconds West, with the easterly line of said 0.528 of one acre tract and the westerly line of the herein described tract, at 124.93 feet pass a 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" set for reference, and continue, in oil, a distance of 463.90 feet to the line of Mean High Water of the Gulf of Mexico as measured on July 26, 2021, for the north corner of said SH 87 for the north corner of said 0.528 of one acre tract and the west corner of the herein described tract;
- 4) North 65 Degrees 02 Minutes 45 Seconds East, with the southerly R.O.W. line of said SH 87 and the northerly line of the herein described tract, a distance of 100.00 feet to the POINT OF BEGINNING and containing 1.054 acres (45,934 square feet) of land.



ELIJAH FRANKS SURVEY
 ABSTRACT NUMBER 64



LEGEND

	Flower Pole
	Water Water
	Overhead Utility Exml.
	Rope Fence
	Road Fence
	Approx FEMA Flood Line as of August 15, 2019

- NOTES:
- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
 - 2) According to the FEMA FRM Community Number 48167C, Panel No. 0144 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 18' & 19' (as measured to the lowest horizontal structural member).
 - 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).
 - 4) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204.
 - 5) Surveyed without benefit of a Title Report.
 - 6) Per Natural Resources Code
- Title 2. Public Domain
 Subtitle E. Beaches and Dunes
 Chapter 51. Use and maintenance of Public Beaches
 Sec. 61.016 Boundaries for areas with no marked vegetation line
- (c) if there is no clearly marked line of vegetation, the "line of vegetation" shall not extend inland further than 200 feet from the seaward line of mean low tide.

High Tide
 Land Surveying LLC.

CRYSTAL BEACH OFFICE
 Registration Number: 10194354
 (409) 684-8400 www.hightidesurveying.com
 875 LAZY LANE WEST | CRYSTAL BEACH, TX 77650
 Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

PLAT OF SURVEY

1.054 AC (45,934 Square Feet)
 ELIJAH FRANKS SURVEY, A-64
 Galveston County, Texas

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.

Michael Hoover
 Michael Hoover
 Registered Professional
 Land Surveyor No. 5423



SURVEY DATE:	July 26, 2021
FILE No.:	0084-0050-0000-000
DRAFTING:	msj
DOB No.:	21-0702

METES AND BOUNDS DESCRIPTION

1.054 Acres (45,934 Square Feet)

ELIJAH FRANKS SURVEY

ABSTRACT NUMBER 64

GALVESTON COUNTY, TEXAS

July 27, 2021

ALL that certain 1.054 Acre (45,934 Square Feet) tract of land situated in the Elijah Franks Survey, Abstract Number 64, Galveston County Texas, and being out of and a part of that certain call 150 acre tract of land sometimes known as the Harry Hughes tract, and recorded at Volume 41, Page 156 of the Galveston County Deed Records (G.C.D.R.), and further being out of and a part of that certain call 20.4 acre tract of land described in a Deed to Tyrrell Wilson Investment Company at Volume 443, Page 373, of the G.C.D.R., and further being out of and a part of that certain tract of land described in a Deed to Francis G. McEwan at Volume 1363, Page 158, of the G.C.D.R., and further being out of and a part of (the easterly one half together with the easterly 25 feet of the westerly one half) that certain call 1.66 acre tract of land described in a Warranty Deed to Matthew C. Closs and wife, Pamela Camille Willson Closs, at Clerk's File Number 9832026 of the O.P.R.G.C.T., and finally being a remainder portion of those same two tracts of land (Tracts I and II) referenced in a Warranty Deed with Vendor's Lien at Clerk's File Number 2011020532 of the Official Public Records of Galveston County, Texas (O.P.R.G.C.T.), and all together being more particularly described my metes and bounds as follows (all coordinates and bearings are referenced to the Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark "HGCS D 64", PID AW6988) (N: 13,744,577.67, E: 3,366,638.74);

BEGINNING at a point in the southerly right-of-way (R.O.W.) line of State Highway Number 87 (SH 87, 120 feet wide) for the west corner of that certain call 3.567 acre tract of land described in a General Warranty Deed to Galveston County, Texas, at Clerk's File Number 2010049201 of the O.P.R.G.C.T., and the north corner of the herein described tract, and from which the apparent original easterly line of said 150 acre Hughes tract bears North 65 Degrees 02 Minutes 45 Seconds East, a distance of 339.70 feet, and from which a one inch iron pipe found for reference bears South 85 Degrees 28 Minutes East, a distance of 0.3 feet (N:13,758,231.90; E:3,395,829.71);

THENCE, clockwise, the following Four (4) courses:

- 1) South 25 Degrees 57 Minutes 15 Seconds East, with the westerly line of said 3.567 acre tract and the easterly line of the herein described tract, at 325.00 feet pass a 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" set for reference, and continue, in all, a distance of 463.90 feet to the line of Mean High Water of the Gulf of Mexico as measured on July 26, 2021, for the east corner of the herein described tract;
- 2) South 70 Degrees 09 Minutes 42 Seconds West, with the line of Mean High Water of the Gulf of Mexico and the southerly line of the herein described tract, a distance of 100.56 feet to the east corner of that certain call 0.528 of one acre tract of land described in a General Warranty Deed to Galveston County, Texas, at Clerk's File Number 2011037278 of the O.P.R.G.C.T., and the south corner of the herein described tract;

1.054 Acres (45,934 square feet)
Elijah Franks Survey, Abstract Number 64
Galveston County, Texas

- 3) North 25 Degrees 57 Minutes 15 Seconds West, with the easterly line of said 0.528 of one acre tract and the westerly line of the herein described tract, at 124.93 feet pass a 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" set for reference, and continue, in all, a distance of 454.93 feet to a 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" set in the southerly R.O.W. line of said SH 87 for the north corner of said 0.528 of one acre tract and the west corner of the herein described tract;
- 4) North 65 Degrees 02 Minutes 45 Seconds East, with the southerly R.O.W. line of said SH 87 and the northerly line of the herein described tract, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 1.054 acres (45,934 square feet) of land.

A separate plat of survey of even date accompanies this metes and bounds description.



Michael Hoover, RPLS
Texas Registration No. 5423

