

**STATE HIGHWAY NO. 87 (120' WIDE)**

**WK DALTON SURVEY  
A-54**

Fnd. 1/2" Rod  
"High Tide Surveying" **N 65°04'40" E 100.00'**

P.O.B.  
Fnd. 1/2" Rod  
"High Tide Surveying"

**Tract 15-A**  
7,062 sq.ft. (0.162 of one acre)  
GCCFN 2018014634 OPRGCTx

**No. 995**  
1-Story  
High Raised  
Frame House

**GORDON DRIVE**  
(60' WIDE)

**SCALE: 1" = 20'**

Per 2018014634  
OPRGCTx  
  
20' Front B.L.  
5' Side/Rear B.L.  
B.L.=Building Line

**LEGEND**

	Power Pole
	Overhead Utility Esmt.
	Telephone Box
	Cable Box
	Fire Hydrant
	Water Valve
	Chain Link Fence
	Guy Wire

Detention Area  
1.227 Acres  
POND

High Bank  
Water's Edge

THE BREAKERS  
Instrument No.  
2017044191 GCMR

Fnd. 1/2" Rod  
"High Tide Surveying" **S 64°18'16" W 99.96'**  
Fnd. 1/2" Rod  
"High Tide Surveying" (disturbed)

Tract 15-B  
GCCFN 2018014634  
OPRGCTx

*Michael Hoover*

Michael Hoover  
Registered Professional  
Land Surveyor No. 5423



**NOTES:**

- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
- 2) 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).
- 3) All bearings shown hereon are based upon the Texas Coordinate System of 1983 South Central Zone 4204.
- 4) Surveyed without benefit of a Title Report.

SURVEY DATE:	November 15, 2018
FILE No.:	1939-0000-0015-000
DRAFTING:	ms
JOB No.:	18-5857



**CRYSTAL BEACH OFFICE**  
Registration Number: 10194364  
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**PLAT OF SURVEY**

7,062 sq.ft. (0.162 of one acre) tract situated in,  
**WK DALTON SURVEY, A-54**  
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.

**995 Gordon Drive, Gilchrist, TX 77617**

**METES AND BOUNDS DESCRIPTION**

**7,062 sq.ft. (0.162 of one acre)**

**GALVESTON COUNTY, TEXAS**

November 15, 2018

7,062 square feet (0.162 of one acre) of land situated in the W. K. Dalton Survey, Abstract No. 54, Galveston County, Texas, and being out of and a part of Lot 15 of **THE BREAKERS**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 2017044191, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said 7,062 square feet of land being all of Tract 15-A, a tract as approved by Galveston County Commissioners' Court and recorded in Galveston County Clerk's File No. (GCCFN) 2018014634 of the Official Public Records of Galveston County, Texas (OPRGCTx) and being more particularly described by metes and bounds as follows: (all bearings based upon the Texas Coordinate System of 1983, South Central Zone 4204)

**BEGINNING** at a 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" found at the intersection of the southerly right-of-way (R.O.W.) line of State Highway No. 87 (120' wide) with the westerly R.O.W. line of Gordon Drive (60' wide) for the north corner of said Lot 15 and the herein described tract;

**THENCE**, South 27°09'23" East, along the westerly R.O.W. line of said Gordon Drive, a distance of 70.00 feet to a 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" found for the east corner;

**THENCE**, South 64°18'16" West, a distance of 99.96 feet to a 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" found in the easterly line of a Detention Area for the south corner;

**THENCE**, North 27°09'23" West, a distance of 71.35 feet to a 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" found in the southerly R.O.W. line of said State Highway No. 87 for the west corner;

**THENCE**, North 65°04'40" East, along the southerly R.O.W. line of said State Highway No. 87, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing 7,062 square feet (0.162 of one acre) of land.

Michael Hoover  
Registered Professional Land Surveyor  
Texas Registration Number 5423

