

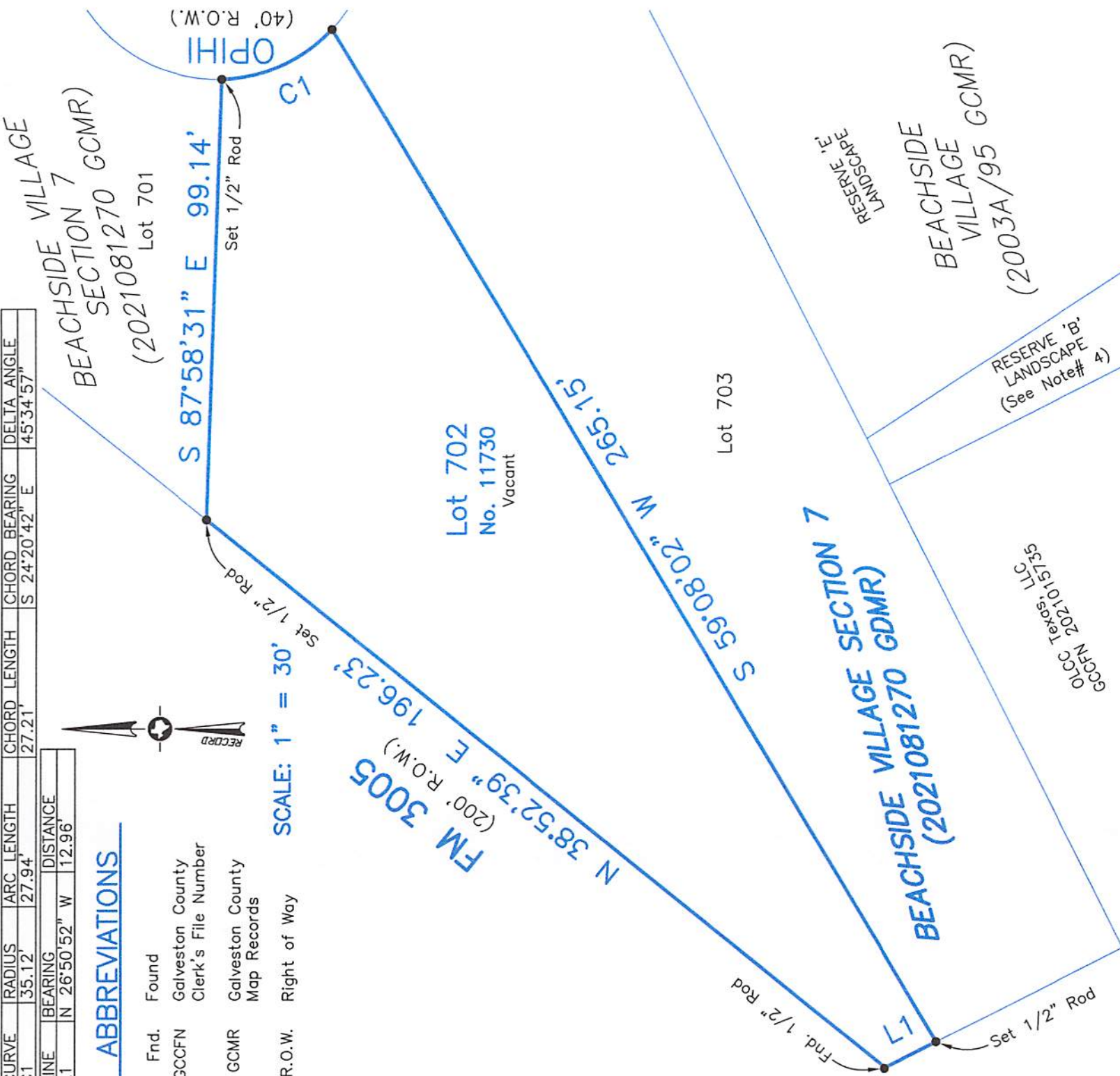
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	35.12'	27.94'	27.21'	S 24°20'42" E	45°34'57"
LINE	BEARING	DISTANCE			
L1	N 26°50'52" W	12.96'			

ABBREVIATIONS

Fnd. Found
 GCCFN Galveston County Clerk's File Number
 GCMR Galveston County Map Records

R.O.W. Right of Way

SCALE: 1" = 30'



BEACHSIDE VILLAGE SECTION 7 GCMR (2021081270)
 Lot 701
 Set 1/2" Rod
 S 87°58'31" E 99.14'
 OPHI (40' R.O.W.)
 Lot 702 No. 11730 Vacant
 S 59°08'02" W 265.15'
 Lot 703
 BEACHSIDE VILLAGE SECTION 7 (2021081270 GDMR)
 N 38°52'39" E 196.23' (200' R.O.W.)
 FM 3005
 BEACHSIDE VILLAGE GCMR (2003A/95)
 RESERVE 'E' LANDSCAPE
 RESERVE 'B' LANDSCAPE (See Note# 4)
 OLCC Texas, LLC
 GCCFN 2021015135
 Fnd. 1/2" Rod
 Set 1/2" Rod

Survey of Lot 702, of BEACHSIDE VILLAGE SECTION 7, being a Replat Of Commercial Reserve 'A', Commercial Reserve 'D' and Reserve 'H' of Beachside Village, an addition to the City of Galveston in Galveston County, Texas, according to the map or plat thereof recorded in/under Clerk's File No. 2021081253, of the Official Public Records of 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.

Stephen C. Blaskey
 Stephen C. Blaskey
 Registered Professional
 Land Surveyor No. 5856



REVISED: JANUARY 5, 2022

SURVEY DATE:	NOVEMBER 29, 2021
FILE No.:	1641-0000-0000-001
DRAFTING:	RWB
JOB No.:	21-0723-702

LEAGUE CITY OFFICE
 Registration Number: 10193855
 (281) 554-7739 www.hightidelandsurveying.com
 200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
 Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

NOTES:

- 1) This property lies within Zone "VE" (BFE-16') defined by FEMA as coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. Community-Panel Number 48167C055076, with effective date of August 15, 2019.
- 2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
- 3) Bearings based on Monumentation of the recorded plat.
- 4) Reserve 'B' is a part of Beachside Village Section 7 subdivision, according to Instrument Number 2021081270 of the Deed Records in the Office of the County Clerk of Galveston County, Texas.
- 5) Stewart Title Guaranty Company Insured: Tratin Construction, LLC
 GF No.: 1499279
 Issue Date: January 4, 2022
- 6) Schedule B Exceptions from Coverage:
 (c) Easement rights for future grants as set forth in instrument recorded in/under County Clerk's File No. 2003062482.
 (d) Agreement for Underground Electric Service granted to CenterPoint Energy Houston Electric, LLC for the installation, operation and maintenance of an underground/overhead electrical service distribution system, recorded under Instrument No. 2004068225. (May or may not apply to surveyed tract).
- 7) All terms, conditions and provisions of that certain Supplement to Plat of Record, Clerk's File No. 2005033958.