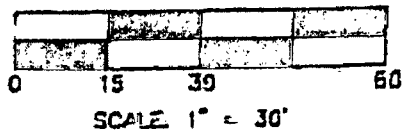


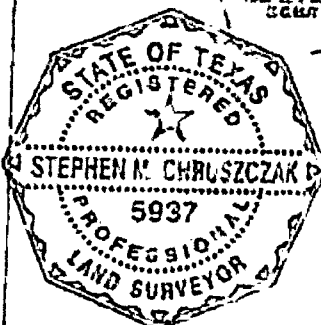
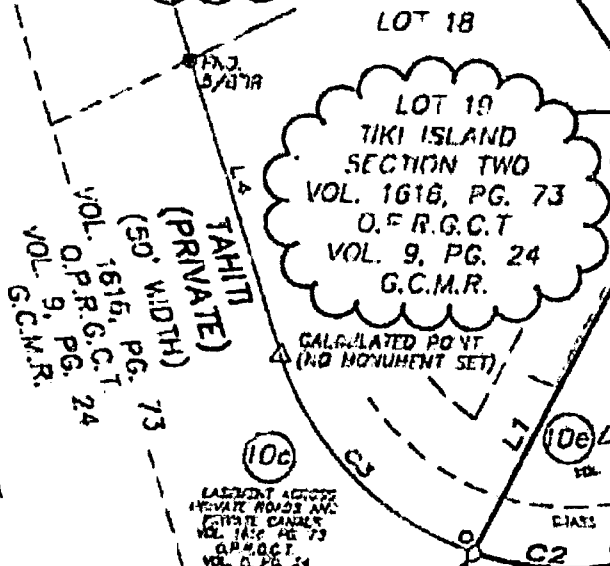
CURVE TABLE			
No.	DELTA	RADIUS	LENGTH CHORD BEARING & DISTANCE
C1	01°48'39"	2,220.00'	66.86' S76°28'47"W 60.86'
C2	28°39'52"	60.00'	186°18'29"W 24.74'
C3	52°59'02"	50.00'	N44°59'31"W 41.29'

LINE TABLE		
No.	BEARING	DISTANCE
L1	N20°47'00"E	133.30'
L2	S48°55'12"W	15.00'
L3	S12°24'38"E	100.30'
L4	N16°00'00"W	52.91'
L5	N48°55'12"W	17.56'

ADDRESS:
1134 TIKI DRIVE
GALVESTON, TX. 77554



THE SURFACE ONLY OF LOT NINETEEN (19) OF TIKI ISLAND, SECTION TWO (2), A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1616, PG. 73 AND TRANSFERRED TO VOLUME 9, PG. 24 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS



FND. 3/4" P
FND. 1/2" R BEARS
S12°17'W, 0.51' AND
FND. 1/2" R W/COASTAL
SURVEYING CAP BEARS
N26°29'W, 2.79'

FND. 1" P AND
FND. 1/2" R W/COASTAL
SURVEYING CAP BEARS
N28°34'W, 2.86'

NOTES:

- All bearings are referenced to the established plot of record in Volume 9, Page 24 - G.C.M.R.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 4816700416 G effective date August 15, 2018 the subject property lies within Zone XE - Severe flood zone with velocity hazard (see section). Best flood elevations determined.

TITLE COMMITMENT

The surveyor has relied on a Title Commitment prepared by Stewart Title Guaranty Company under File No. 505434, effective date August 8, 2019 and issued date August 16, 2019. Easements, ownership and other documents not noted in the title commitment may affect the tract. The Surveyor did not research the subject tract for easement and ownership information.

- Restrictive Covenants:**
- Vol. 1616, Pg. 73 - O.P.R.G.C.T. - Subject to
 - Vol. 9, Pg. 24 - G.C.M.R. - Subject to
 - Vol. 1730, Pg. 304 - O.P.R.G.C.T. - Subject to
 - G.C.C.F., No.'s 2011063316, 2012022029, 2017045900 - O.P.R.G.C.T. - Subject to

- Schedule B:**
- 8b) Drainage and Utility easement 10 foot wide along the front property line - Vol. 1616, Pg. 73 (O.P.R.G.C.T.), Vol. 9, Pg. 24 (G.C.M.R.) - Subject to, as shown
 - 8c) Easements across private roads and private canals as shown on map - Vol. 1616, Pg. 73 (O.P.R.G.C.T.), Vol. 9, Pg. 24 (G.C.M.R.) - Subject to, as shown.
 - 8d) Building setback line 10 foot in width along the side property lines - Vol. 1730, Pg. 304 (O.P.R.G.C.T.) - Subject to, as shown.
 - 8e) Building setback line 20 foot in width along the front property line - Vol. 1730, Pg. 304 (O.P.R.G.C.T.) - Subject to, as shown.
 - 8f) Unobstructed easement 9 feet wide adjacent to all streets shown on the map together with a 10 foot aerial easement of a plane of 20 feet above ground to Houston Lighting and Power Company - Vol. 1741, Pg. 330 (O.P.R.G.C.T.) - Subject to.
 - 8g) Agreement with Houston Lighting and Power Company for installation, operation and maintenance of an underground/overhead electrical service distribution system - Vol. 1840, Pg. 55 (O.P.R.G.C.T.) - Subject to.
 - 8d) Maintenance Charge payable to Tiki Island Civic Association, Inc. - Vol. 1730, Pg. 304 (O.P.R.G.C.T.) - Subject to

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey was made on the ground and completed on October 22, 2019 that this drawing correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standard and Specifications for a Category 1A Control Survey.

Stephen M. Chruszczak
Stephen M. Chruszczak
R.L.S. No. 5937



25211 Oregon Hill Road, Suite 375
The Woodlands, Texas 77380
Phone: 281-881-5765 Fax: 281-881-5779

Order No.	SAC	Date	Time
19-001 021	AFC	10/22/19	1:33