



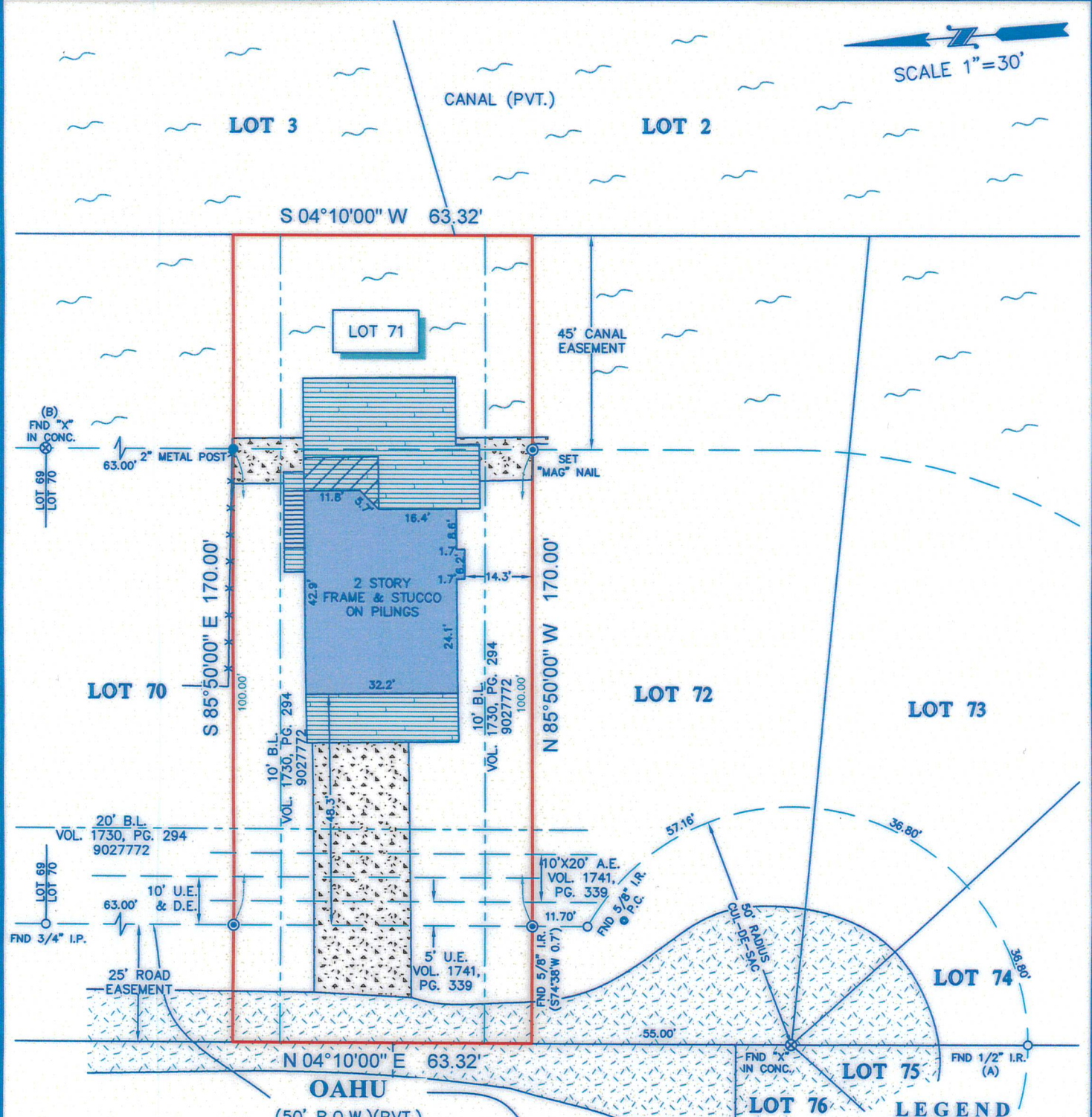
TITLE COMPANY:

SOUTH-LAND

TITLE

MELISSA CARPENTER 409-744-0727

G.F. # GV2079138 ISSUE DATE: OCTOBER 19, 2020

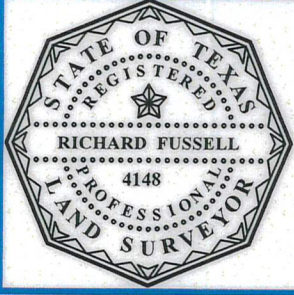


LEGEND

B.L.	= BUILDING LINE	WATER
U.E.	= UTILITY EASEMENT	WOOD STEPS
A.E.	= AERIAL EASEMENT	ELEVATED WOOD DECK
D.E.	= DRAINAGE EASEMENT	
⊙	SET 1/2" I.R. W/CAP MARKED "SURVEY 1"	
	CONCRETE	
	COVERED AREA	
	ASPHALT	
	FENCE	
	METAL	

- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
 - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THERE ARE NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 - SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON OCTOBER 19, 2020, UNDER G.F. NO. GV2079138.
 - AN AGREEMENT WITH H.L.&P. FOR UNDERGROUND/OVERHEAD ELECTRICAL DISTRIBUTION SYSTEM AS RECORDED IN VOL. 1840, PG. 55 AND VOL. 1946, PG. 89, D.R.G.C.
 - BULKHEAD MAINTENANCE EASEMENT AS RECORDED IN C.F. NO. 9027772.

LEGAL DESCRIPTION: LOT 71, OF TIKI ISLAND, SECTION ONE, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1616, PAGE 59 AND TRANSFERRED TO PLAT RECORD 9, MAP NUMBER 25, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.



SURVEYORS CERTIFICATE:
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON OCTOBER 23, 2020 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

[Signature]
 RICHARD FUSSELL
 RPLS #4148

CLIENT: EMBREE C. BEDSOLE, II & TRACY L. BEDSOLE

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Survey 1, Inc.
 Your Land Survey Company

Firm Registration No. 100758-00
 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW:	TECH:
JJ	SF
DRAFTER:	FINAL CHECK:
LT	EF
DATE:	
10-27-20	
JOB#	
10-89932-20	