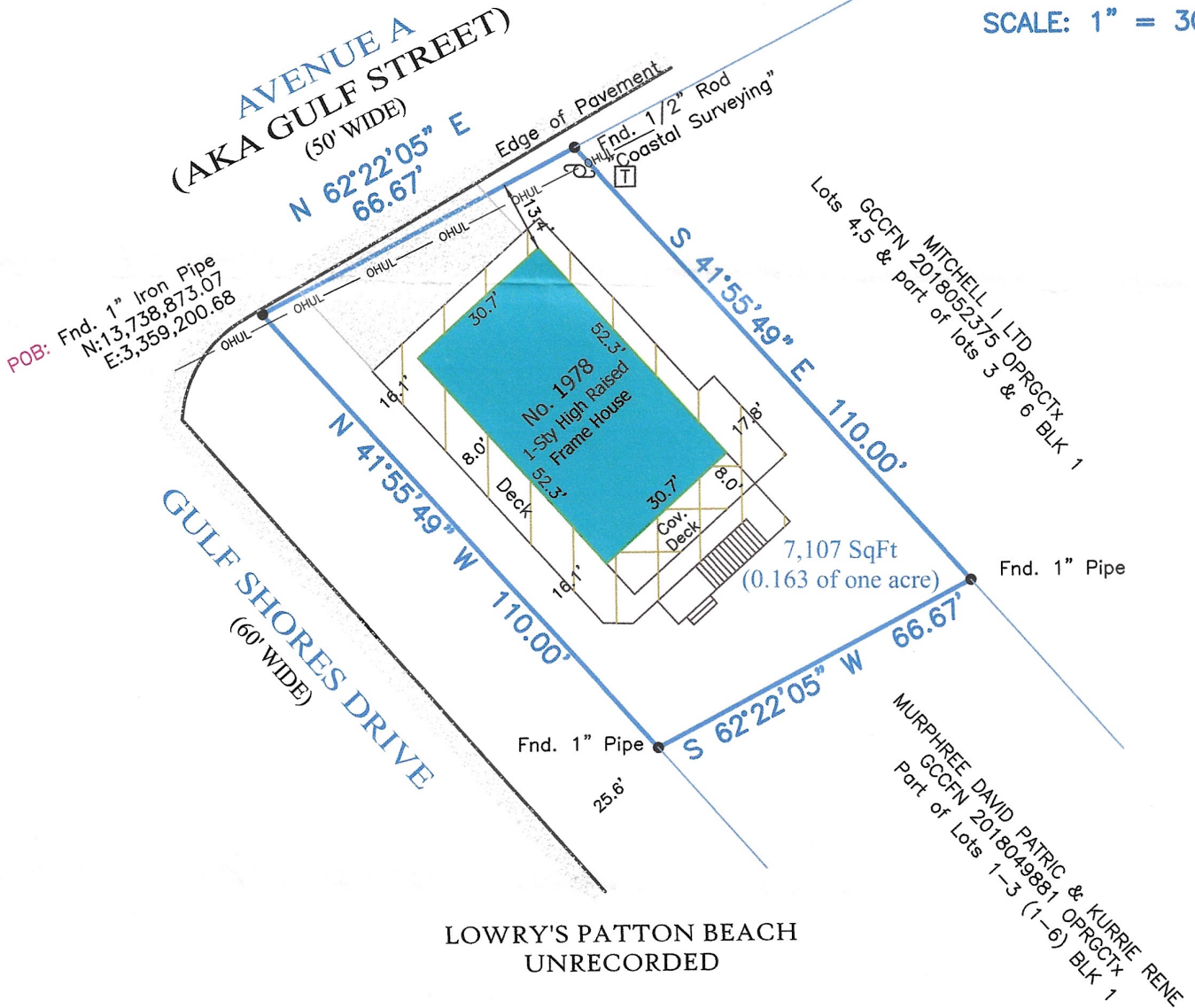


JONES SHAW SURVEY  
A-179



SCALE: 1" = 30'



LOWRY'S PATTON BEACH  
UNRECORDED

LEGEND

	Power Pole
	Overhead Utility Esmt.
	Telephone Box

**PLAT OF SURVEY**  
7,107 SqFt (0.163 of one acre) Tract situated in  
**JONES SHAW SURVEY, A-179**  
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  
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) According to the FEMA FIRM Community Number 48167C, Panel No. 0309 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 17' (as measured to the lowest horizontal structural member).
- 3) This property is subject to any restrictions of record and may be subject to setbacks.



SURVEY DATE: October 30, 2020  
 FILE No.: 5655-0001-001-003  
 DRAFTING: fb  
 JOB No.: 20-0904

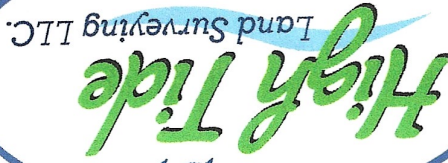


Michael Hoover  
 Registered Professional  
 Land Surveyor No. 5423

*Michael Hoover*

(409) 684-6400 www.hightideandsurveying.com  
 975 LAZY LANE WEST | CRYSTAL BEACH, TX 77650  
 Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

CRYSTAL BEACH OFFICE  
 Registration Number: 10194364

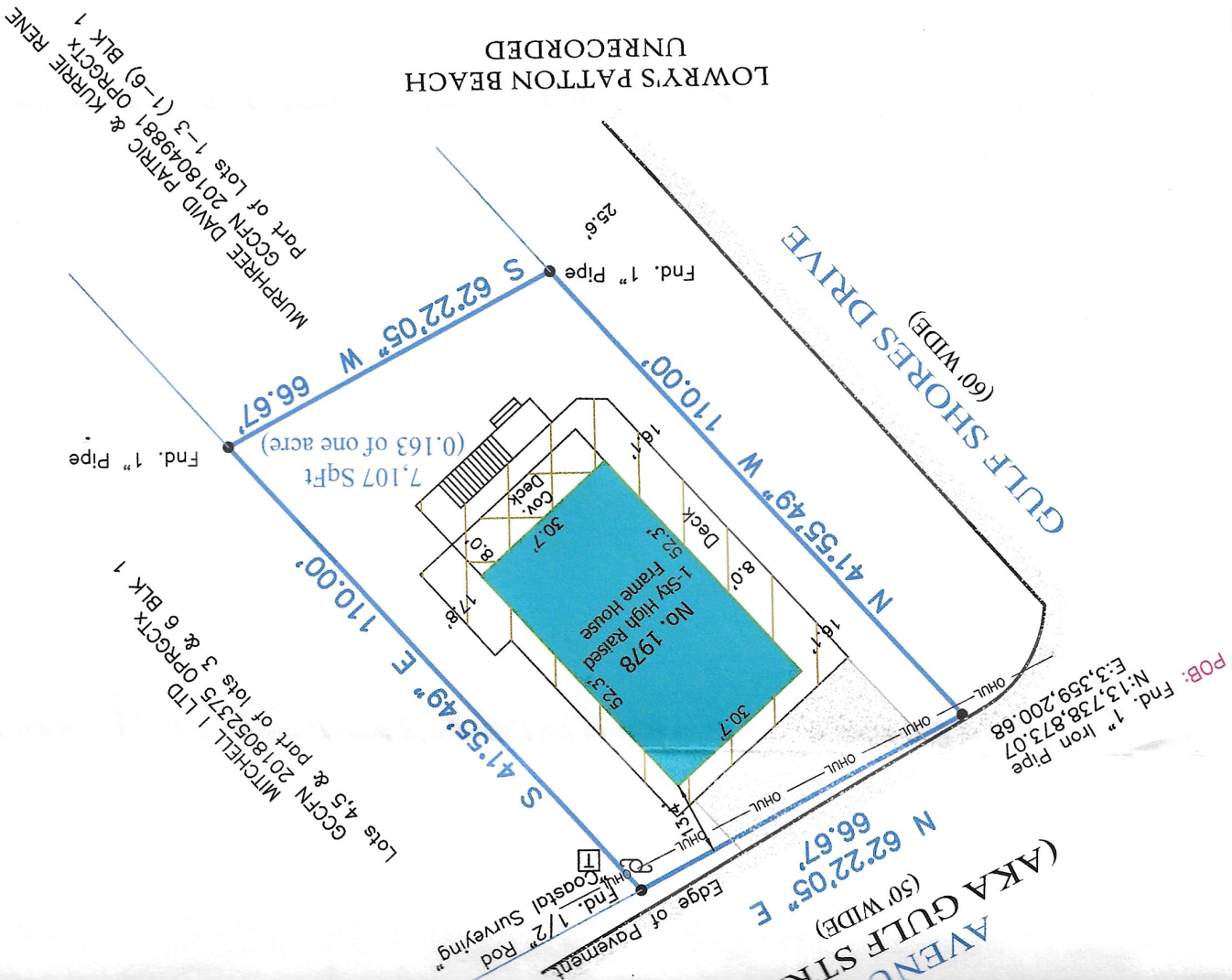
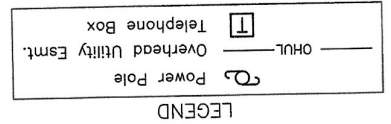


1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.  
 2) According to the FEMA FIRM Community Number 48167C, Panel No. 0309 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 17' (as measured 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) Company: South Land Title  
 6) A separate metes and bounds description of even dates accompanies this survey.  
 For: Michael C. Mills and Beth Mills

NOTES:

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.

PLAT OF SURVEY  
 7,107 SqFt (0.163 of one acre) Tract situated in  
 JONES SHAW SURVEY, A-179  
 Galveston County, Texas.



**METES AND BOUNDS DESCRIPTION**

**7,107 Square Feet**

**0.163 of one ACRE**

**GALVESTON COUNTY, TEXAS**

October 30, 2020

All that certain 7,107 square feet (0.163 of one acre) of land situated in the Jones Shaw League, Abstract No. 179, Galveston, County Texas, and being out of and a part of Lot 1 of the original subdivision of the Jones Shaw Survey according to the subdivision of said Survey in District Court Suit No. 4406 in the District Court of Galveston County, Texas, styled W. J. Dorsett, et al, vs. Medard Menard, and being all of that certain tract of land described in a Warranty Deed with Vendor's Lien to Michael L. Dulin and Wanda A. Dulin at Clerk's File Number 96050182 of the Official Public Records of Real Property of Galveston County, Texas (O.P.R.R.P.G.C.T) 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 one inch iron pipe found at the intersection of the easterly right-of-way (R.O.W.) line of Gulf Shores Drive (60 feet wide) with the southerly R.O.W. line of Avenue "A" (sometimes known as Gulf Street for the west corner (N: 13,738,873.07; E: 3,359,200.68);

**THENCE**, clockwise, the following four courses:

- 1) North 62 Degrees 22 Minutes 05 Second East, along the southerly R.O.W. line of said Avenue "A" (Gulf Street), a distance of 66.67 to a 1/2 inch iron rod found for the north corner;
- 2) South 41 Degrees 55 Minutes 49 Seconds East, at distance of 110.00 feet to a one inch iron pipe found for the east corner;
- 3) South 62 Degrees 22 Minutes 05 Seconds West, a distance of 66.67 feet to a one inch iron pipe found in the easterly R.O.W. line of Gulf Shores Drive for the south corner;
- 4) North 41 Degrees 55 Minutes 49 Seconds West, distance of 110.00 feet to the **POINT OF BEGINNING** and containing 7,107 square feet (0.163 of one acre) of land.



Michael Hoover, RPLS  
Texas Registration No. 5423

