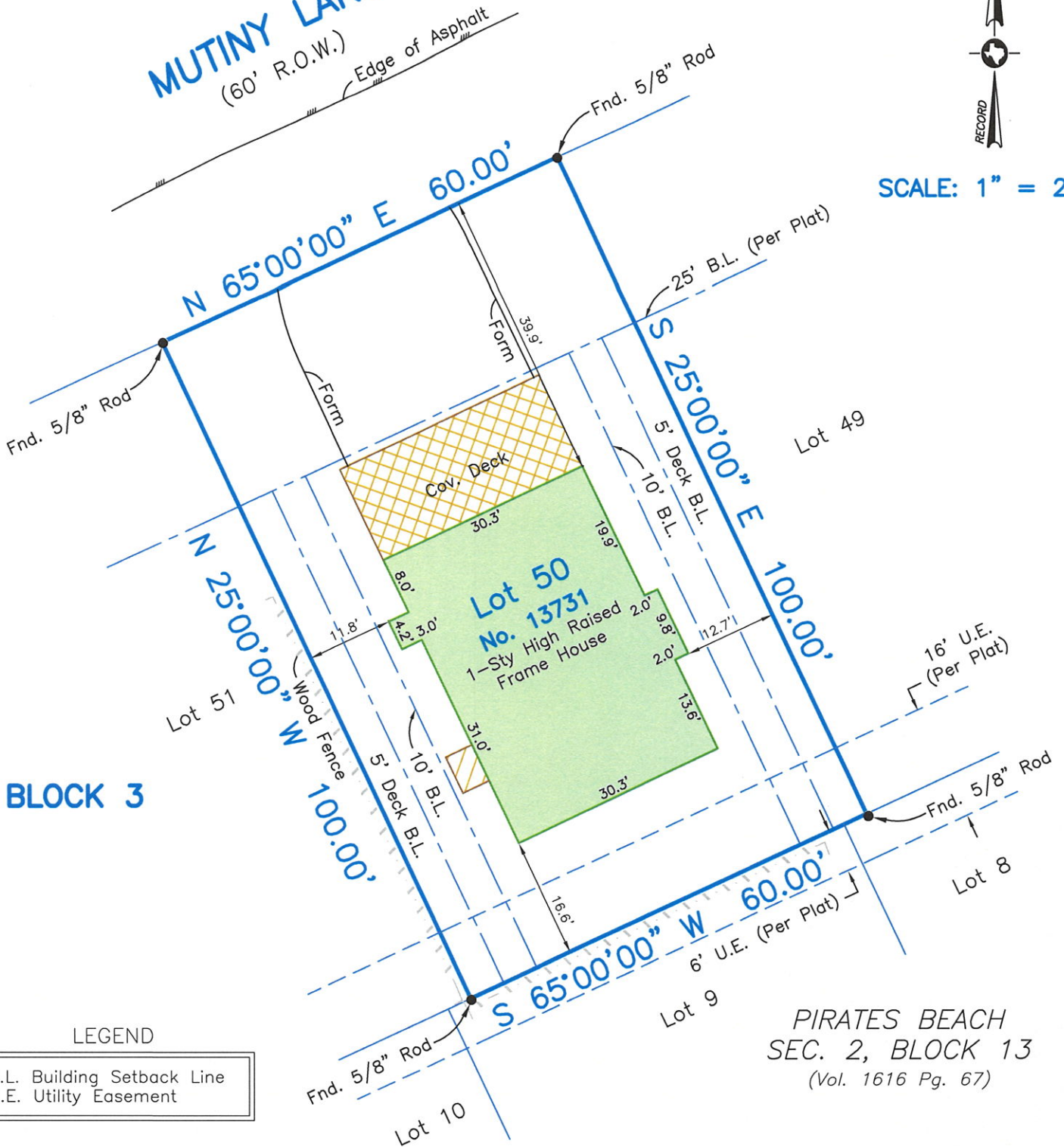


MUTINY LANE
(60' R.O.W.)



SCALE: 1" = 20'



BLOCK 3

LEGEND

B.L. Building Setback Line
U.E. Utility Easement

PIRATES BEACH
SEC. 2, BLOCK 13
(Vol. 1616 Pg. 67)

Survey of Lot Fifty (50), in Block Three (3), of **PIRATES BEACH, SECTION FOUR (4)**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 10, Page 77, of the Map Records in the Office of the County Clerk 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



SURVEY DATE: JANUARY 31, 2023
FILE No.: 5858-0003-0050-000
DRAFTING: AM
JOB No.: 23-0060

GALVESTON OFFICE
Registration Number: 10193855
(409) 740-1517 www.hightidelandsurveying.com
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Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

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 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 Southerly R.O.W. line of Mutiny Lane, being a found 5/8" at a point of curvature on the NW corner of Lot 59, and a found 5/8" rod at the NE corner of Lot 47.
- 4) Surveyed without benefit of a Title Report.