



Per Vol. 599 Pg. 348
(OPRGCTx)
1' U.E.

Per 2008045931
(OPRGCTx)
6' U.E.

U.E.=Utility Esmt.

LEGEND

Power Pole

Overhead Power

Wood Fence

5.65 Elevation (Typ.)



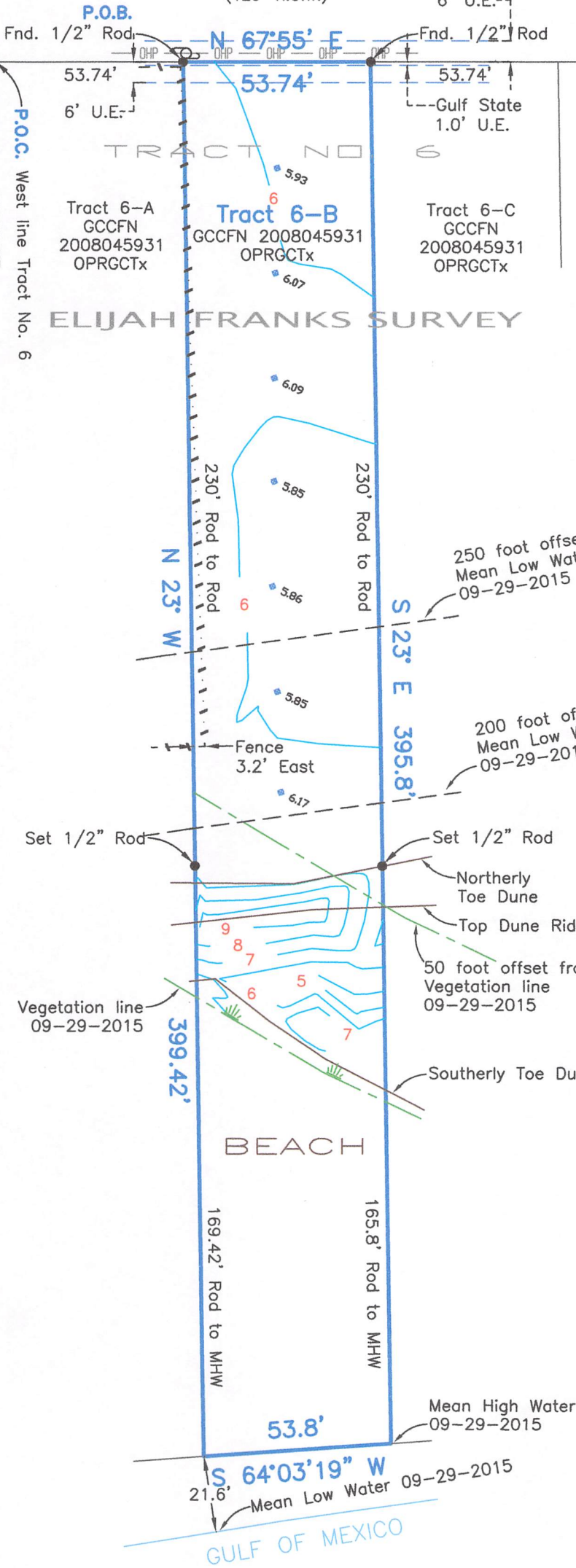
SCALE: 1" = 40'

1682 1/2 State Highway No. 87, Gilchrist, TX 77617

STATE HIGHWAY NO. 87

(120' R.O.W.)

6' U.E.

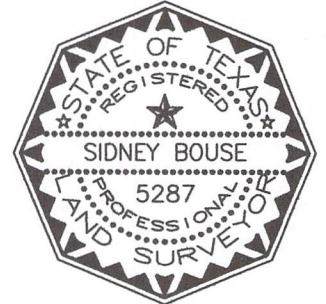


Survey of Tract 6-B as approved by Galveston County Commissioners' Court as recorded in GCCFN 2008045931 OPRGCTx, being out of Tract No. 6, lying South of State Highway No. 87, of the Partition or Subdivision of the M. Schrier Tract out of the ELIJAH FRANKS SURVEY, Galveston County, Texas, according to the map thereof recorded in Volume 235, Page 411 of the Galveston County Deed Records and said Tract 6-B being more particularly described by metes and bounds on attached Exhibit "A":

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.

S. Bouse

Sidney Bouse
Registered Professional
Land Surveyor No. 5287



NOTES:

- 1) Bearings based on Monumentation of South R.O.W. line of State Highway No. 87.
- 2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
- 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) Elevations are shown in feet above Mean Sea Level NAVD '88 Datum as tied to NGS Monument HGCD 64.

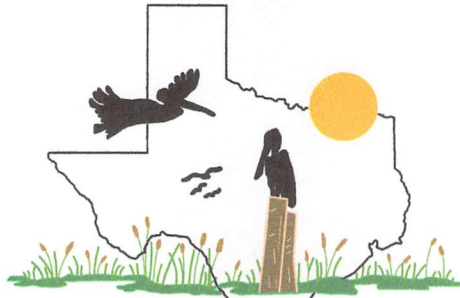
Title Company: Stewart Title
File No. 15167030497
SUBJECT TO: (10.c) Dune Esmt. GCCFN 2001031490 OPRGCTx.

Borrower: Michael Lynn Wirfs



COASTAL SURVEYING OF TEXAS, INC.
P.O. BOX 2742 (mailing) ph (409) 684-6400
CRYSTAL BEACH, TX 77650 fx (409) 684-6112
975 LAZY LANE WEST, CRYSTAL BEACH
Firm Registration Certificate No. 10026601
SURVEYGALVESTON.COM

SURVEY DATE	September 29, 2015
FILE No.	0064-0083-0001-000
DRAFTING	ms
JOB No.	15-0810



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Exhibit "A"

Being Tract 6-B as approved by Galveston County Commissioner's Court as recorded in GCCFN 2008045931 OPRGCTx, being out of Tract No. 6, lying South of State Highway No. 87, of the Partition or Subdivision of the M. Schrier Tract out of the **ELIJAH FRANKS SURVEY**, Galveston County, Texas, according to the map thereof recorded in Volume 235, Page 411 of the Galveston County Deed Records and said Tract 6-B being more particularly described be metes and bounds as follows:

COMMENCING at the intersection of the West line of said Tract No. 6 and the South right-of-way line of State Highway No. 87;

THENCE North 67°55' East, along said State Highway No. 87, a distance of 53.74 feet to the **PLACE OF BEGINNING**, a found 1/2 inch rod;

THENCE continuing North 67°55' East, along said State Highway No. 87, a distance of 53.74 feet, a found 1/2 inch rod;

THENCE South 23° East, at 230 feet passing a set 1/2 inch rod, continuing for a total distance of 395.8 feet to the mean high water line of the Gulf of Mexico;

THENCE South 64°03'19" West, with said mean high water line, a distance of 53.8 feet;

THENCE North 23° West, at 169.42 feet passing a set 1/2 inch rod, continuing for a total distance of 399.42 feet to the said South right-of-way line of State Highway No. 87 and the **PLACE OF BEGINNING** of the herein described tract, containing 0.49 acre, more or less, subject to the rights of the public beach.