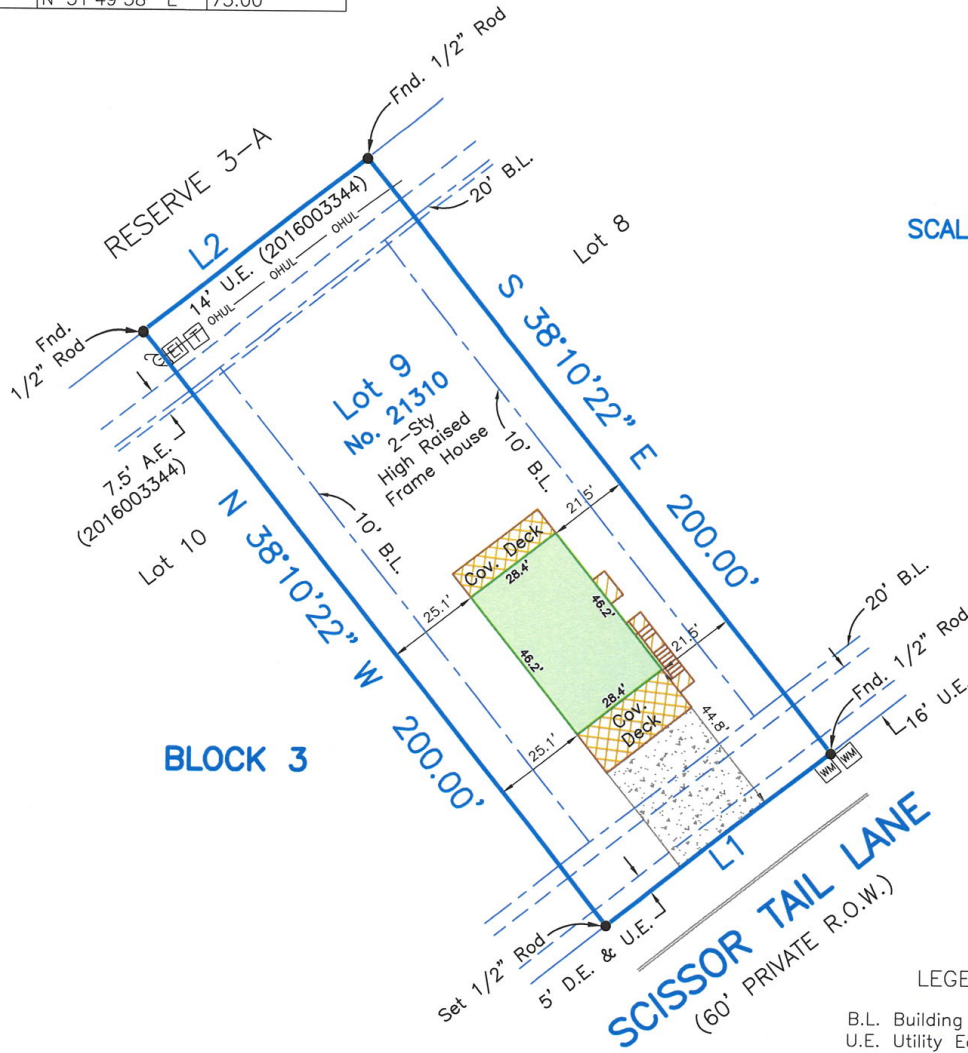


| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 51°49'38" W | 75.00' |
| L2 | N 51°49'38" E | 75.00' |



SCALE: 1" = 40'



LEGEND

- B.L. Building Setback Line
- U.E. Utility Easement
- A.E. Overhead Aerial Easement
- D.E. Drainage Easement
- ⊕ Power Pole
- ☐ Telephone Box
- ⊞ Electrical Box
- ⊞ Water Meter

Survey of Lot Nine (9), in Block Three (3), of **ESTATES OF SUNSET COVE, PHASE 2**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in File Number 2015017593, 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



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 recorded plat.
- 4) Surveyed without benefit of a Title Report.

| | |
|--------------|--------------------|
| SURVEY DATE: | MAY 31, 2023 |
| FILE No.: | 3248-0003-0009-000 |
| DRAFTING: | AM |
| JOB No.: | 23-0243 |

GALVESTON OFFICE
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