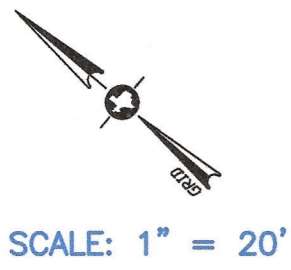


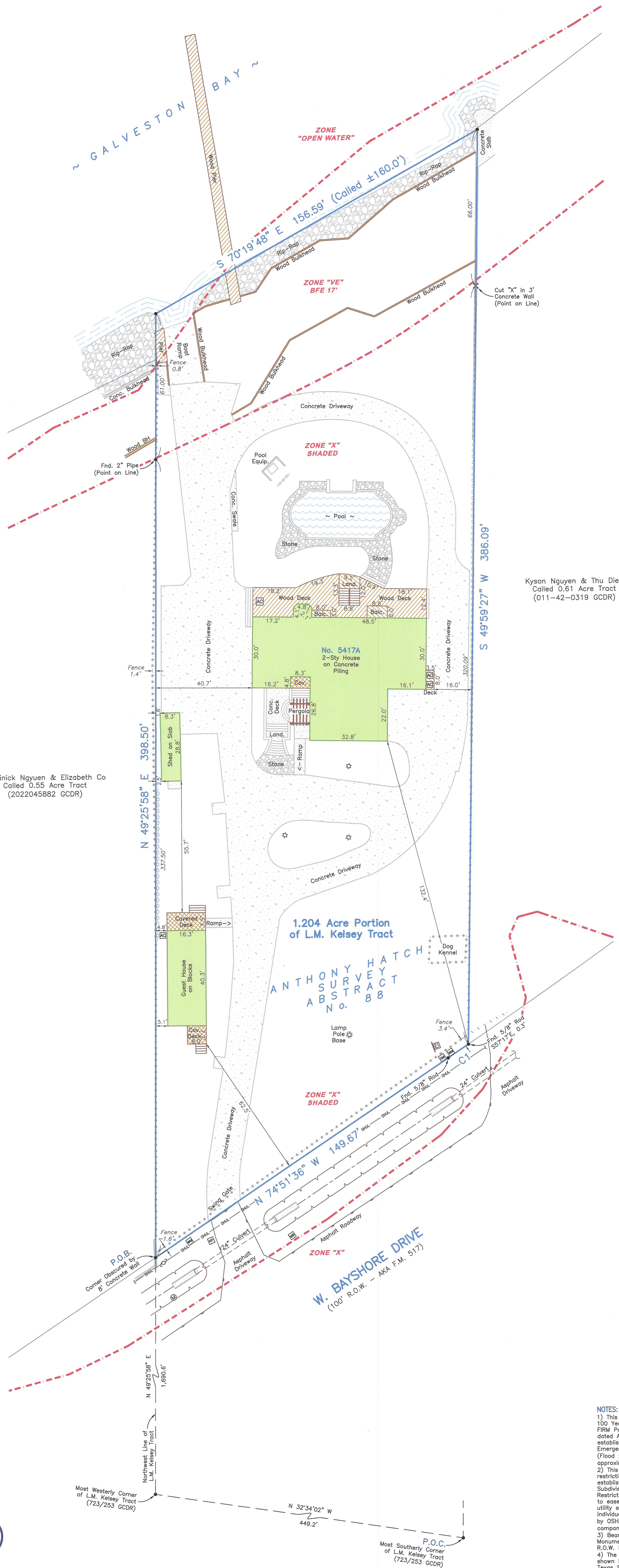
CURVE/RADIUS	ARC LENGTH/CHORD	CHORD BEARING	DELTA ANGLE
C1	2824.93/10.33	N 74°57'53" W	0°12'34"



SCALE: 1" = 20'

LEGEND

- Balc. Balcony
- BH Bulkhead
- Conc. Concrete
- Cov. Covered
- Fnd. Found
- GCDR Galveston County Deed Records
- Land. Landing
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- R.O.W. Right of Way
- Electrical Panel
- Gas Meter
- Key Pad
- Lamp Post
- Mail Box
- Manhole
- Power Pole
- Water Meter
- Chainlink Fence
- Wood Fence
- Vinyl Fence
- Overhead Utility Line
- Flood Line



Kyson Nguyen & Thu Diep  
Called 0.61 Acre Tract  
(011-42-0319 GCDR)

Dominick Nguyen & Elizabeth Co  
Called 0.55 Acre Tract  
(2022045882 GCDR)

Survey of a 1.204 acre portion of that certain L.M. Kelsey Tract as described in Volume 723, Page 253, in the Office of the County Clerk of Galveston County, Texas, and being situated in the Anthony Hatch Survey, Abstract No. 88, in Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the most Southerly corner of said L.M. Kelsey Tract;

THENCE North 32°34'02" West, a distance of 449.2 feet to the most Westerly corner of said L.M. Kelsey Tract;

THENCE North 49°25'58" East along the Northwest line of said L.M. Kelsey Tract, a distance of 1,609.6 feet to the intersection of the Northwest line of said L.M. Kelsey Tract with the Northeast line of Bayshore Drive (AKA F.M. 517), being a 100 foot right-of-way, and the POINT OF BEGINNING of the herein described tract, said point being obscured by an 8" concrete wall;

THENCE continuing North 49°25'58" East along the Northwest line of said L.M. Kelsey Tract, at a distance of 337.50 feet pass a 2 inch pipe found for a point on line, and continuing for a total distance of 398.50 feet to a point for corner, said point lying in the approximate shoreline of Galveston Bay;

THENCE South 70°19'48" East along the approximate shoreline of said Galveston Bay, a distance of 156.59 feet (called ±160.0 feet) to a point for corner;

THENCE South 49°59'27" West, at a distance of 66.00 feet pass a cut "X" in a 3 foot concrete wall, and continuing for a total distance of 386.09 feet to a point for corner in the Northeast line of said Bayshore Drive, and a found 5/8 inch rod which bears South 57°17' East, a distance of 0.3 feet;

THENCE along a curve to the right, said curve having a radius of 2,824.93 feet, a chord bearing of North 74°57'53" West, a chord length of 10.33 feet, and an arc length of 10.33 feet to a point of tangency and a found 5/8 inch rod;

THENCE North 74°51'36" West along the Northeast line of said Bayshore Drive, a distance of 149.67 feet to the POINT OF BEGINNING of the herein described tract, and containing 1.204 acres (52,432 square feet) of land, more or less.

(Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument HGCD 57 (AW5499). All units are expressed in U.S. Survey Feet.)

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



LEAGUE CITY OFFICE  
Registration Number: 10193685  
(281) 534-7739 www.hightidelandsurveying.com  
200 HOUSTON AVE. SUITE B | LEAGUE CITY, TX 77573  
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

REVISED:	JANUARY 22, 2024
SURVEY DATE:	JANUARY 15, 2024
FILE No.:	0088-0008-0000-000
DRAFTING:	JTK
JOB No.:	24-0016

- NOTES:
- 1) This property does lie within the 100 Year Flood Plain according to FIRM Panel No. 48167C0064G, dated August 15, 2019, as established by the Federal Emergency Management Agency (Flood zones shown in approximation hereon).
  - 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 established by OSHA (call your power company).
  - 3) Bearings based on Monumentation of the Northerly R.O.W. line of Bayshore Drive.
  - 4) The Bearings and Distances shown hereon are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument HGCD 57 (AW5499). All units are expressed in U.S. Survey Feet.
  - 5) Surveyed without benefit of a Title Report.

Description of a 1.204 acre portion of that certain L.M. Kelsey Tract as described in Volume 723, Page 253, in the Office of the County Clerk of Galveston County, Texas, and being situated in the Anthony Hatch Survey, Abstract No. 88, in Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the most Southerly corner of said L.M. Kelsey Tract;

THENCE North 32°34'02" West, a distance of 449.2 feet to the most Westerly corner of said L.M. Kelsey Tract;

THENCE North 49°25'58" East along the Northwest line of said L.M. Kelsey Tract, a distance of 1,609.6 feet to the intersection of the Northwest line of said L.M. Kelsey Tract with the Northeast line of Bayshore Drive (AKA F.M. 517), being a 100 foot right-of-way, and the POINT OF BEGINNING of the herein described tract, said point being obscured by an 8' concrete wall;

THENCE continuing North 49°25'58" East along the Northwest line of said L.M. Kelsey Tract, at a distance of 337.50 feet pass a 2 inch pipe found for a point on line, and continuing for a total distance of 398.50 feet to a point for corner, said point lying in the approximate shoreline of Galveston Bay;

THENCE South 70°19'48" East along the approximate shoreline of said Galveston Bay, a distance of 156.59 feet (called ±160.0 feet) to a point for corner;

THENCE South 49°59'27" West, at a distance of 66.00 feet pass a cut "X" in a 3 foot concrete wall, and continuing for a total distance of 386.09 feet to a point for corner in the Northeast line of said Bayshore Drive, and a found 5/8 inch rod which bears South 57°17' East, a distance of 0.3 feet;

THENCE along a curve to the right, said curve having a radius of 2,824.93 feet, a chord bearing of North 74°57'53" West, a chord length of 10.33 feet, and an arc length of 10.33 feet to a point of tangency and a found 5/8 inch rod;

THENCE North 74°51'36" West along the Northeast line of said Bayshore Drive, a distance of 149.67 feet to the POINT OF BEGINNING of the herein described tract, and containing 1.204 acres (52,432 square feet) of land, more or less.

(Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument HGCSO 57 (AW5499). All units are expressed in U.S. Survey Feet.)