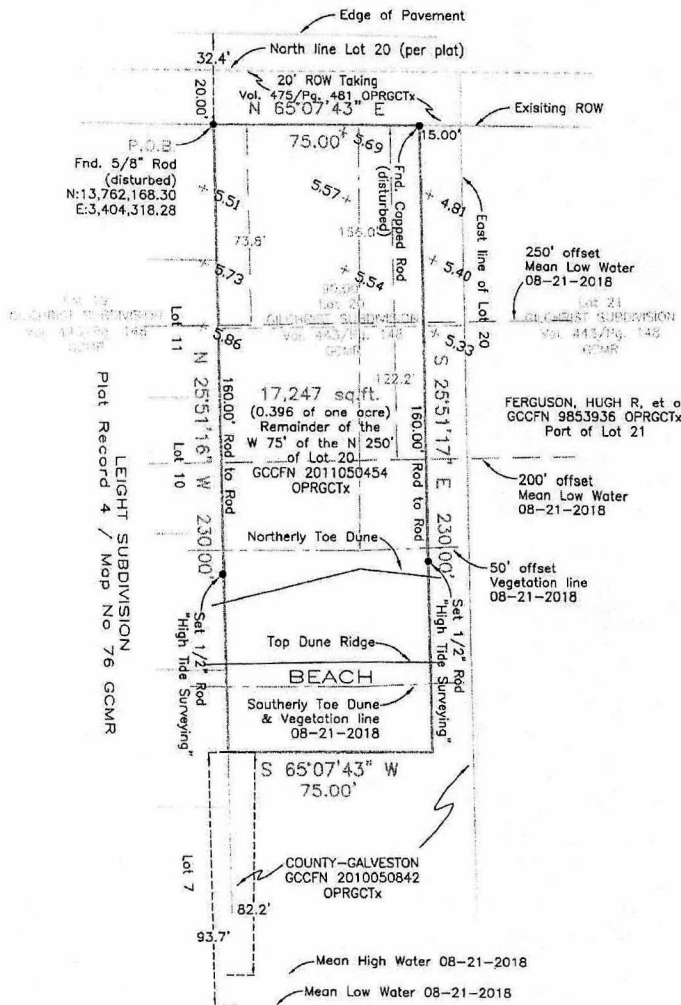


ELIJAH FRANKS SURVEY  
A-64

STATE HIGHWAY NO 87  
(100' WIDE)



ALL that certain 17,247 square foot (0.396 of one acre) tract of land situated in the Elijah Franks Survey, Abstract Number 64, Galveston County Texas, and being a remainder portion of Lot 20, of Gilchrist Sub-Division, a subdivision of record at Volume 443, Page 148 of the Galveston County Deed Records (G.C.D.R.) and further being sometimes generally described as the north 250 feet of Lot 20 of the Gilchrist Subdivision of the south 40 acres of the east 150 acres of the Elijah Franks Survey in Galveston County, Texas, and finally being a portion of that certain tract of land generally described as "The north 250 feet of Lot 20 of Gilcrest [sic] Subdivision of the south 40 acres of the east 150 acres of the Elijah Franks Survey..." in a Special Warranty Deed to Michael W. Redus and wife, Amy E. Redus, in Clerks' File Number 2011050454 of the Official Public Records of Galveston County, Texas (O.P.R.G.C.T.) (more correctly generally described as the north 230.00 feet of the west 75.00 feet of the remainder of said Lot 20), and being more particularly described by metes and bounds as follows (all bearings based upon the Texas Plane Coordinate System of 1983, South Central Zone 4204):

BEGINNING at a 5/8 inch iron rod (no cap, disturbed) found for the intersection of the westerly line of the remainder of said Lot 20 with the apparent southerly R.O.W. line of State Highway Number 87 (SH 87) (100 feet wide) for the north or northeast corner of Lot 12 of Leight Subdivision, a subdivision of record at Plat Record 4, Page 76, of the Galveston County Map Records (G.C.M.R.) and the west or northwest corner of the herein described tract (N: 13,762,168.30; E: 3,404,318.28);

THENCE, through and across said Lot 20, and clockwise around the herein described tract, the following three (3) courses:

- 1) North 65 Degrees 07 Minutes 43 Seconds East, with the apparent southerly R.O.W. line of said SH 87 and the northerly line of the herein described tract, a distance of 75.00 feet to a 5/8 inch iron rod (no cap) found for the upper west corner of the companion remainder portion of said Lot 20 (the subject of a Hazard Mitigation Grant Program (H.M.G.P.) buy-out described in Clerks' File Number 2010050842 of the O.P.R.G.C.T.) and the north or northeast corner of the herein described tract;
- 2) South 25 Degrees 51 Minutes 17 Seconds East, with the upper westerly line of said H.M.G.P. tract and the easterly line of the herein described tract, at 160.00 feet pass a 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" set for reference, and continue, in all, a distance of 230.00 feet to an interior corner of said H.M.G.P. tract and the east or southeast corner of the herein described tract;
- 3) South 65 Degrees 07 Minutes 43 Seconds West, with the lower northerly line of said H.M.G.P. tract and the southerly line of the herein described tract, a distance of 75.00 feet to a point in the easterly line of said Leight Subdivision for the south or southwest corner of the herein described tract;

THENCE, North 25 Degrees 50 Minutes 43 Seconds West, with the easterly line of said Leight Subdivision and westerly line of the herein described tract, North 25 Degrees 51 Minutes 16 Seconds West, a distance of 230.00 feet to the POINT OF BEGINNING and containing 17,247 square feet (0.396 of one acre) of land.

PLAT OF SURVEY

17,247 sq.ft. (0.396 of one acre) situated in the  
ELIJAH FRANKS SURVEY, A-64  
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.



SCALE: 1" = 40'

LEGEND

+5.67' Elevation (Typ.)

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 and may be subject to setbacks from power lines as established by OSHA (call your power company).
- 3) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204.
- 4) Surveyed without benefit of a Title Report.



CRYSTAL BEACH OFFICE  
Registration Number: 10194364

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

*Michael Hoover*

Michael Hoover  
Registered Professional  
Land Surveyor No. 5423



|              |                    |
|--------------|--------------------|
| SURVEY DATE: | August 21, 2018    |
| FILE No.:    | 3585-0020-0000-001 |
| DRAFTING:    | ms                 |
| JOB No.:     | 18-5617            |

State Highway No 87,  
Gilchrist, TX 77617

**METES AND BOUNDS DESCRIPTION**  
**17,247 SQUARE FEET (0.396 of ONE ACRE)**  
**ELIJAH FRANKS SURVEY**  
**ABSTRACT NUMBER 64**  
**GALVESTON COUNTY, TEXAS**  
August 21, 2018

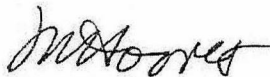
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Michael Hoover, R.P.L.S.  
Texas Registration Number 5423

