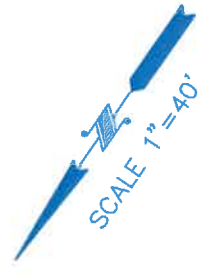
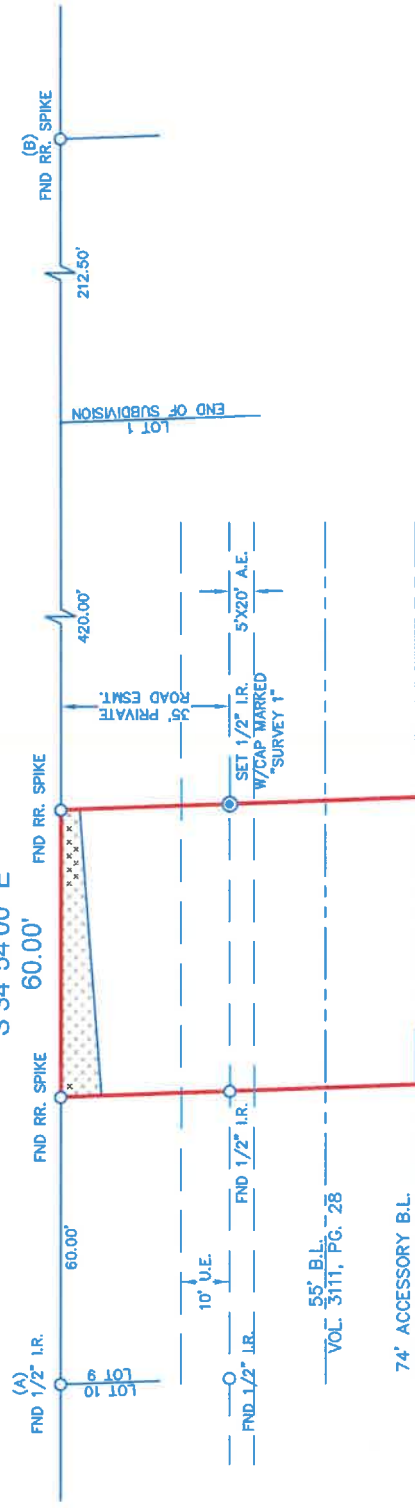


SEABIRD DRIVE
(70' R.O.W.) (PRIVATE)

S 34°54'00" E



(VACANT)

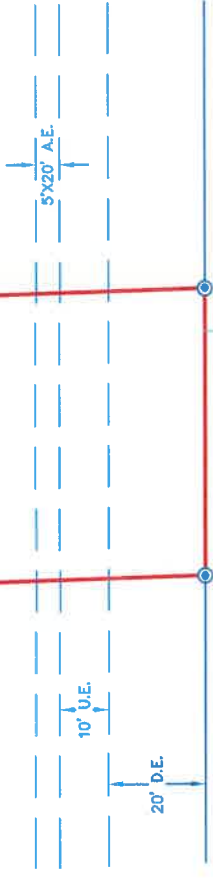
LOT 8
BLOCK 5

N 53°11'00" E 409.98'

S 53°11'00" W 409.98'

LOT 7

LOT 9



LOT 598
SEA ISLE
VOL. 5, PG. 52
M.R.G.C.

LOT 599

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO MATTHEW BERRY FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: LOT 8, IN BLOCK 5, OF ELISABETH ESTATES, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 126, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

CLIENT: TBD

ADDRESS: 4118 SEABIRD DRIVE



SURVEYOR'S CERTIFICATE:
I, SURVEYOR RICHARD FUSSELL, IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON MAY 28, 2024 AND THAT THIS PLAT SUBSTANTIALLY COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
P.L.S. #4148



LEGEND

- GRAVEL
- BUILDING LINE
- UTILITY EASEMENT
- U.E.
- AERIAL EASEMENT
- A.E.
- DRAINAGE EASEMENT
- D.E.



Survey 1, Inc.
Your Land Survey Company

www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512
(281)393-1382 | Fax(281)393-1383

TECH: WS
FIELD CREW: JJ
DATE: 05-31-24
DRAFTER: JB
FINAL CHECK: EF
JOB#: 5-137816-24