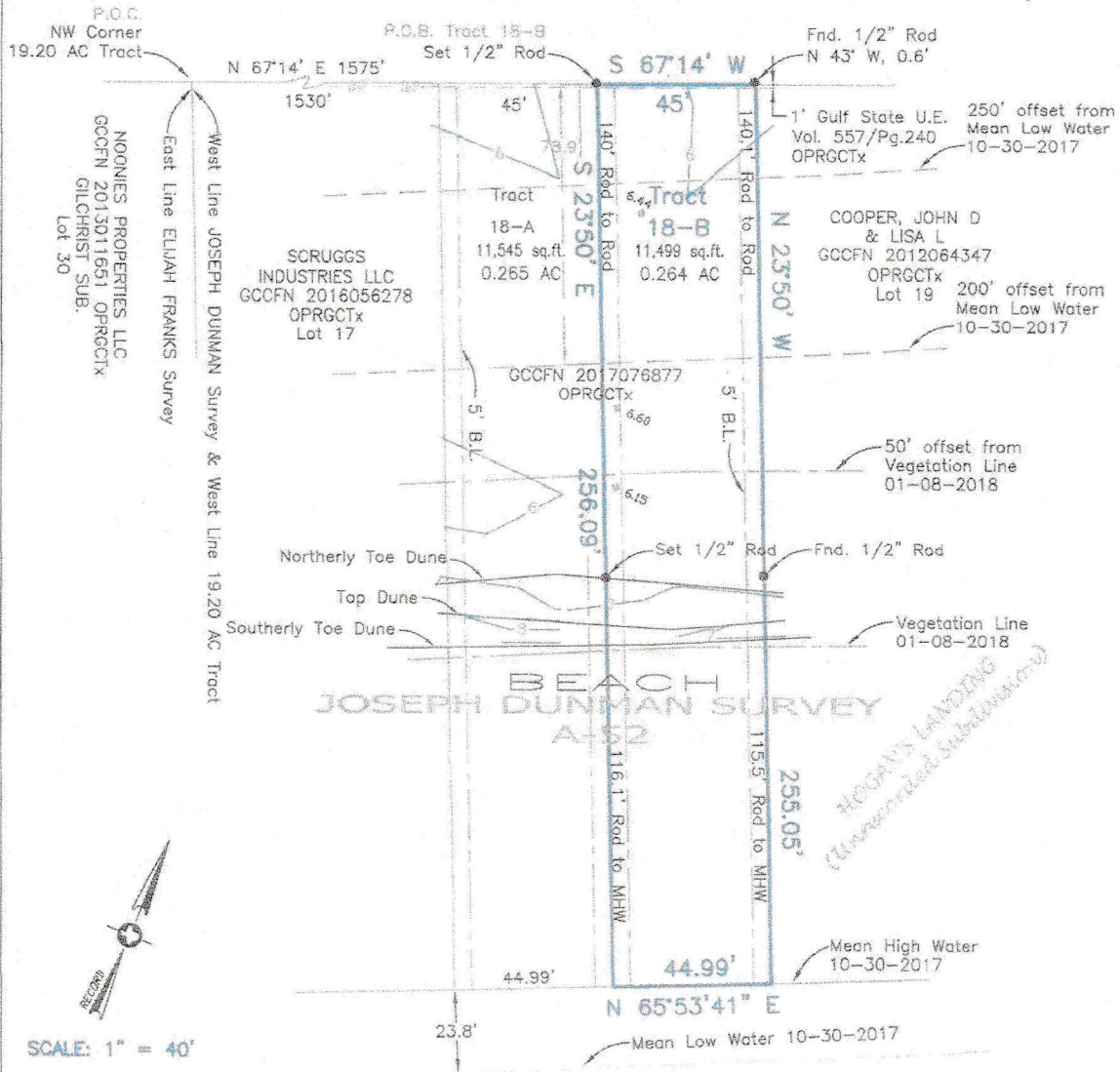


STATE HIGHWAY NO. 87
(120' R.O.W.)

5' Side B.L.
B.L.=Building Line



Survey of 11,499 sq.ft. (0.264 of one acre) tract of land out of and a part of a 19.20 acre tract out of the C.A. Holt 516 acre tract out of the JOSEPH DUNMAN SURVEY, Abstract No. 52, Galveston County, Texas, said 11,499 sq.ft. (0.264 of one acre) tract being more fully described by metes and bounds as follows:

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.

Michael Hoover
Michael Hoover
Registered Professional
Land Surveyor No. 5423



- 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 recorded plat calls and are referenced to physical monumentation found therein.
 - 4) Surveyed without benefit of a Title Report.

Rev. 01-24-2018	
SURVEY DATE:	January 08, 2018
FILE No.:	4040-0000-0018-000
DRAFTING:	ms
JOB No.:	17-5006 Tract 18-B

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



CRYSTAL BEACH OFFICE

Registration Number: 10194364

(409) 604-6400 www.hightidelandsurveying.com
975 LAZY LANE WEST | CRYSTAL BEACH, TX 77650
Mailing | P.O. BOX 18142 | GALVESTON, TX 77552

Exhibit "A"

Being a 11,499 sq.ft. (0.264 of one acre) tract of land out of and a part of a 19.20 acre tract out of the C.A. Holt 516 acre tract out of the JOSEPH DUNMAN SURVEY, Abstract No. 52, Galveston County, Texas, said 11,499 sq.ft. (0.264 of one acre) tract being more fully described by metes and bounds as follows:

COMMENCING at the Northwest corner of the said 19.20 acre tract and being in the South right-of-way of State Highway No. 87;

THENCE North 67°14' East, along the North line of the said 19.20 acre tract, a distance of 1575 feet to the PLACE OF BEGINNING, a set 1/2 inch rod;

THENCE South 23°50' East, at a distance of 140 feet passing a set 1/2 inch rod, continuing for a total distance of 256.09 feet to the Mean High Water line of the Gulf of Mexico, as found on October 30, 2017;

THENCE North 65°53'41" East, along said Mean High Water line, a distance of 44.99 feet;

THENCE North 23°50' West, at a distance of 115.5 feet passing a found 1/2 inch rod, continuing for a total distance of 255.05 feet, to the said South right-of-way line of Highway 87, and the North line of said 19.20 acre tract, a 1/2 inch rod found N 43° W, 0.6 feet;

THENCE South 67°14' West, with North line of said 19.20 acre tract and said South right-of-way line of Highway No. 87, a distance of 45 feet, to the PLACE OF BEGINNING, and containing 11,499 sq.ft. (0.264 of one acre) of land and being subject to the public beach.

Michael Hoover
Registered Professional
Land Surveyor No. 5423



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