

SCALE: 1" = 60'



ABBREVIATIONS

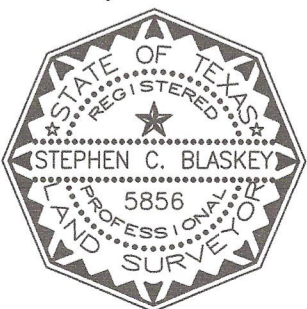
Fnd.	Found
GCMR	Galveston County Map Records
GCDR	Galveston County Deed Records
R.O.W.	Right of Way
S.S.E.	Sanitary Sewer Easement
U.E.	Utility Easement
#xxx	Address Number

COLUMBIA MEMORIAL PARKWAY
(A.K.A. F.M. 1266)
(60' R.O.W. - TX-DOT PROJECT NO. L-976-5-1)

Survey of Lot 4A, in Block One (1), of REPLAT OF COLUMBIA RETAIL SUBDIVISION LOTS 4A AND 4B, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Instrument No. 2022045556, of the Map Records 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



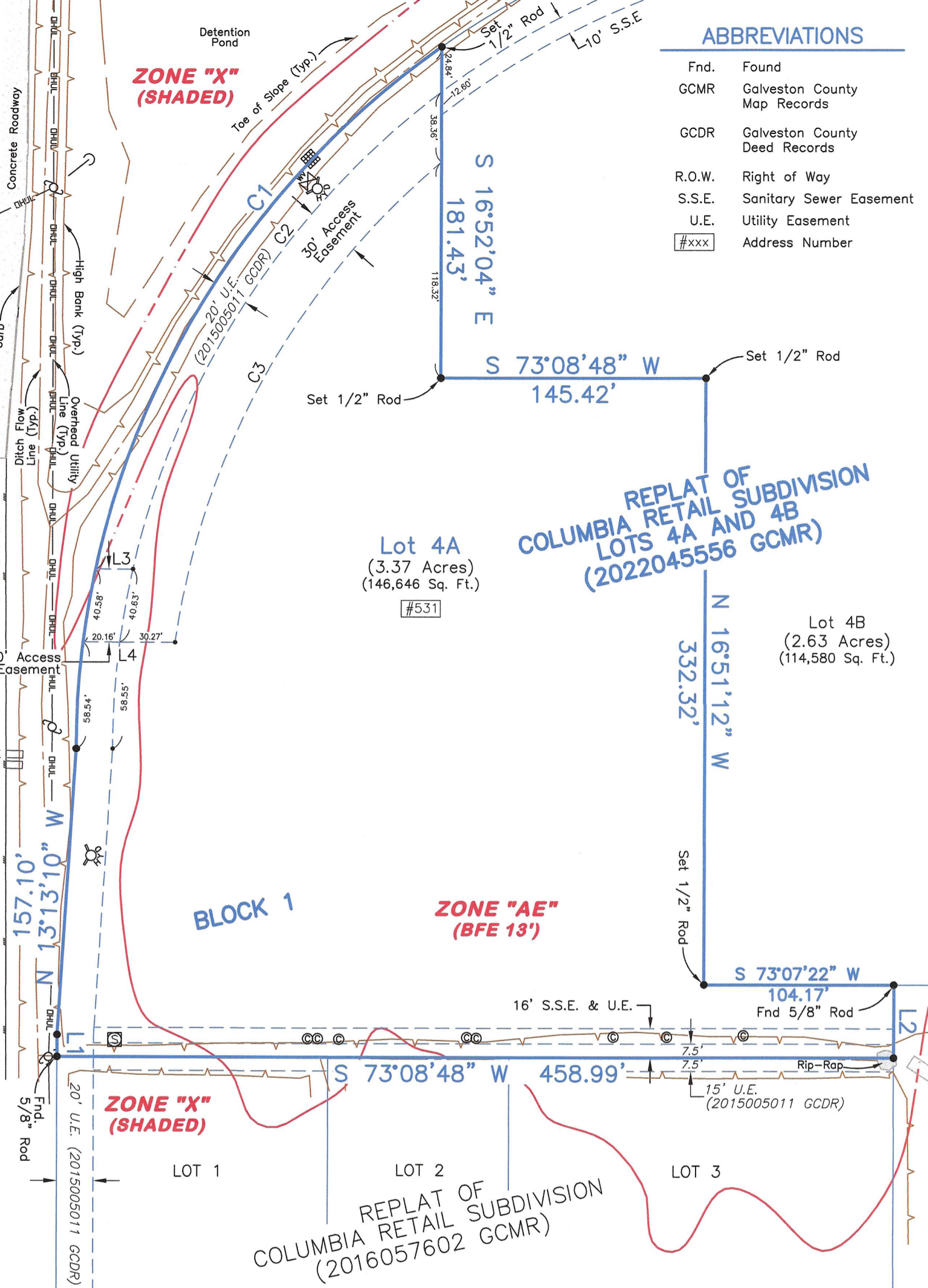
REVISED:	JULY 08, 2022
SURVEY DATE:	SEPTEMBER 10, 2020
FILE No.:	2757-0000-0004-000
DRAFTING:	ECM/JMH/JTK/RWB
JOB No.:	20-0458_LOT 4B



LEAGUE CITY OFFICE
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REPLAT OF COLUMBIA RETAIL SUBDIVISION LOTS 4A AND 4B (2022045556 GCMR)

REPLAT OF COLUMBIA RETAIL SUBDIVISION (2016057602 GCMR)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	470.90'	450.49'	433.50'	N 10°31'49" E	54°48'43"
C2	450.90'	553.45'	519.36'	N 25°43'40" E	70°19'37"
C3	420.90'	307.67'	300.87'	N 12°02'14" E	41°52'55"

LINE	BEARING	DISTANCE
L1	N 16°52'13" W	12.00'
L2	S 16°52'13" E	40.00'
L3	N 73°08'48" E	20.47'
L4	N 73°08'48" E	30.27'

LEGEND

	Power Pole		Grate Inlet
	Guy Anchor		Water Valve
	Lift Station		Clean Out
	Fire Hydrant		

NOTES:

- 1) This property lies in Zone "AE" (B.F.E. 13'), defined by FEMA as areas of Base Flood Elevations determined and in Zone "X" (Shaded), defined by FEMA as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, as scaled from Flood Insurance Rate Map Community-Panel Numbers 48167C0043G with effective date of August 15, 2019.
- 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 are based on recorded replat of COLUMBIA RETAIL SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Instrument Number 2016057602 of the Map Records in the office of the County Clerk of Galveston.
- 4) Surveyed without benefit of a Title Report.