

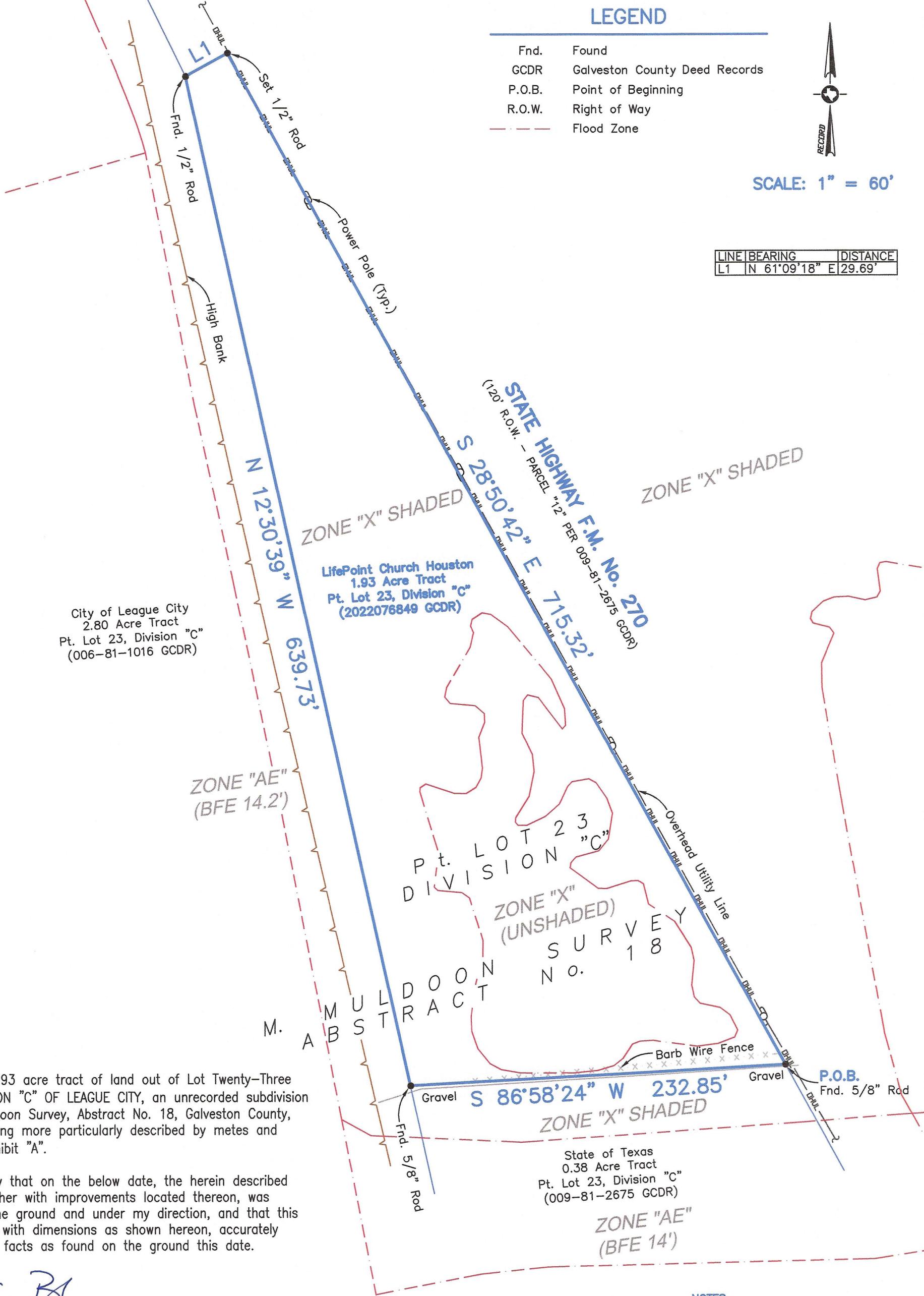
LEGEND

Fnd.	Found
GCDR	Galveston County Deed Records
P.O.B.	Point of Beginning
R.O.W.	Right of Way
---	Flood Zone



SCALE: 1" = 60'

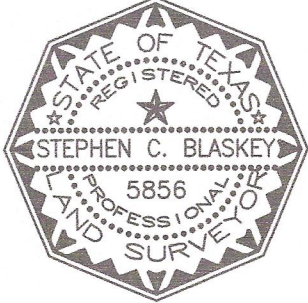
LINE	BEARING	DISTANCE
L1	N 61°09'18" E	29.69'



Survey of a 1.93 acre tract of land out of Lot Twenty-Three (23), in DIVISION "C" OF LEAGUE CITY, an unrecorded subdivision in the M. Muldoon Survey, Abstract No. 18, Galveston County, Texas, and being more particularly described by metes and bounds on Exhibit "A".

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: JANUARY 15, 2025
SURVEY DATE: NOVEMBER 17, 2021
FILE No.: 4604-0003-0023-002
DRAFTING: RWB
JOB No.: 21-0748

LEAGUE CITY OFFICE
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200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
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NOTES:
1) This property lies in Zone "X" (Shaded), defined by FEMA as areas of 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. This property also lies in Zone "X", (Unshaded), and does not lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency, according to FIRM 48167C0039G, dated 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 based on Monumentation of the Southwesterly R.O.W. line of State Highway F.M. No. 270.
4) Surveyed without benefit of a Title Report.