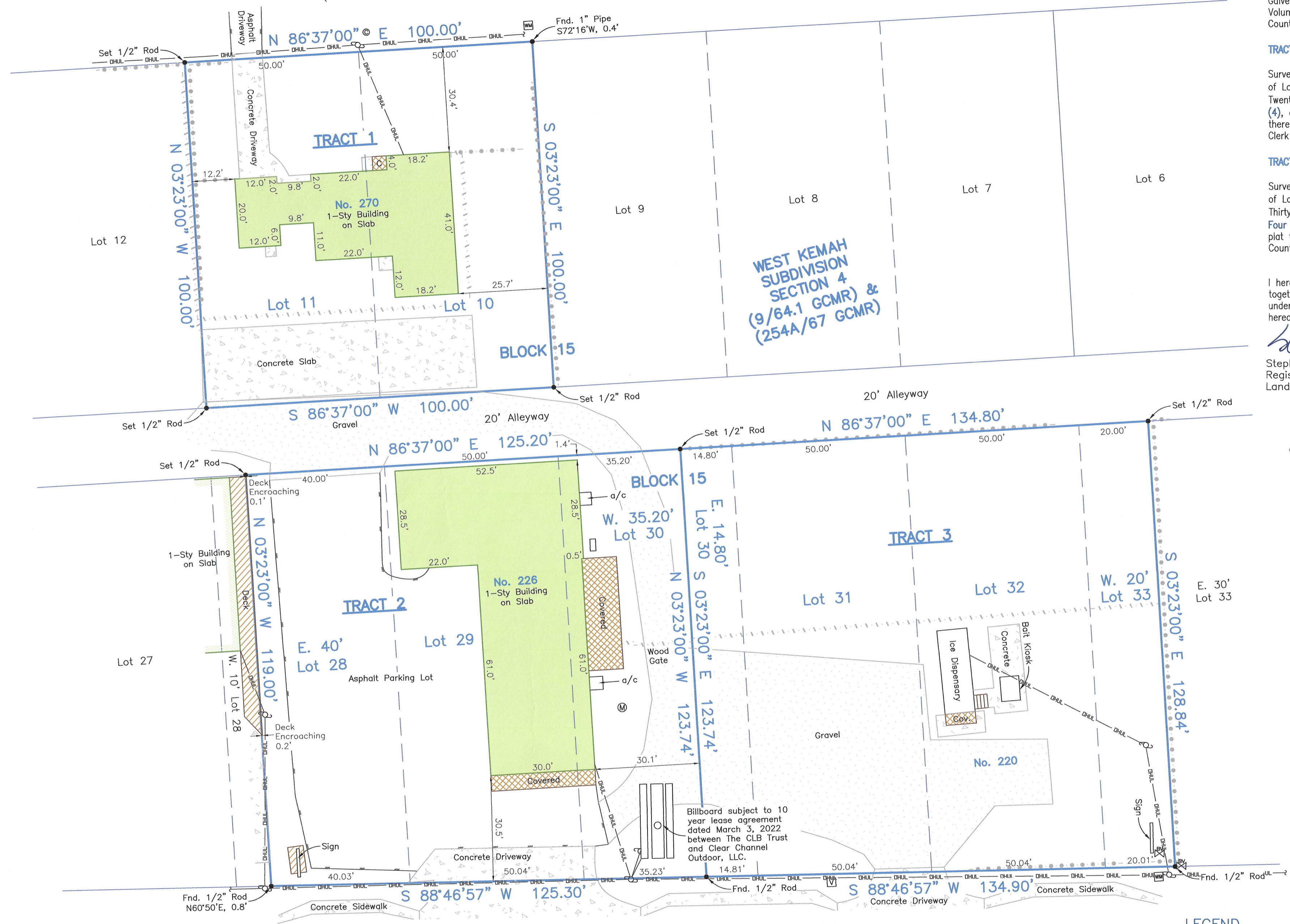


W. 8th STREET
(60' R.O.W.)



WEST KEMAH
SUBDIVISION
SECTION 4
(9/64.1 GCMR) &
(254A/67 GCMR)

TRACT 1
Survey of Lots Ten (10) and Eleven (11), in Block Fifteen (15), of Section Four (4), WEST KEMAH SUBDIVISION, Section Four (4), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 67, in the Office of the County Clerk of Galveston County, Texas.

TRACT 2
Survey of the West Thirty-Five point 2 feet (W 35.20') of Lot Thirty (30), all of Lot Twenty-nine (29) and the East Forty Feet (E 40') of Lot Twenty-eight (28), Block Fifteen (15), WEST KEMAH SUBDIVISION, Section Four (4), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 67, in the office of the County Clerk of Galveston County, Texas.

TRACT 3
Survey of the Surface Only of the East 14.80 feet of Lot Thirty (30), and all of Lots Thirty-One (31) and Thirty-Two (32), and the West 20 feet of Lot Thirty-Three (33), in Block Fifteen (15) of WEST KEMAH SUBDIVISION, Section Four (4), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 67, in the Office of the County Clerk of Galveston, 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



TEXAS HIGHWAY F.M. 2094
(R.O.W. VARIES - AKA MARINA BAY DR.)



LEAGUE CITY OFFICE
Registration Number: 10193855
(281) 554-7739 www.hightidelandsurveying.com
200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

LEGEND

B.L.	Building Line
C	Covered
Fnd.	Found
GCMR	Galveston County Map Records
R.O.W.	Right of Way
⊗	Blow Off Valve
⊙	Clean Out
Ⓜ	Manhole
⊕	Power Pole
Ⓥ	Vault
Ⓜ	Water Meter
— DHUL —	Overhead Utility Line
- - - - -	Chain Link Fence
- · - · - · -	Wood Fence

- NOTES:**
- 1) This property lies entirely within Zone "AE" (BFE 14 feet), according to FIRM Panel No. 48167C0042G, dated August 15, 2019, as established by the Federal Emergency Management Agency.
 - 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 Southerly R.O.W. line of W. 8th Street.
 - 4) Fidelity National Title Insurance Company
Insured: Koz Real Estate Group Inc.
GF No: FTI-08-FAH23006070-SMP
Issue Date: August 1, 2023
 - 5) Schedule B Exceptions from Coverage:
 - Item 10 g. Unlocated pipeline right-of-way easement in favor of Defense Plant Corporation, as set forth in instrument recorded in Volume 661, Page 374 (4302852), in the Office of the County Clerk of Galveston County, Texas. (Not locatable)
 - Item 10 h. Unlocated pipeline right-of-way easement in favor of Shell Pipeline Corporation, as set forth in instrument recorded in Volume 661, Page 5 (4300735), in the Office of the County Clerk of Galveston County, Texas. (Not locatable)
 - Item 10 i. Unlocated pipeline right-of-way easement in favor of Gulf Refining Company and Gulf Oil Corporation, as set forth in instrument recorded in Volume 913, Page 359 (5109011), in the Office of the County Clerk of Galveston County, Texas. (Not locatable)

REVISED: AUGUST 2, 2023
SURVEY DATE: APRIL 11, 2023
FILE No.: 7488-0015-0029-000
DRAFTING: JTK/RWB
JOB No.: 23-0141

SCALE: 1" = 20'

