NOTES:

1) This property lies entirely within Zone "AE" of the 100 Year Flood Plain (BFE 13') according to FIRM Panel No. 48167C0255G, 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) Deed references are not a statement of ownership.

4) Bearings based on Monumentation of the Northerly R.O.W. line of Avenue J, denoted as CM hereon.

5) Surveyed without benefit of a Title Report. I hereby certify that on the below da improvements located thereon, was su this map, together with dimensions a on the ground this date. THENCE North 75°40'00" East along the Northerly line of said Avenue J, same being the Southerly line of said Lot 1, a distance of 50.00 feet to a point for corner, and a found 1/2 inch rod; THENCE North  $14^{\circ}20'00$ " East over and across said Lot 1, a distance of 105.00 feet to a point for corner in the Northerly line of said Lot 1, and a set 1/2 inch rod; THENCE North 75°40'00" West along the Northerly line of said Avenue J, same being the Southerly line of said Lot 12, at a distance of 210.50 feet pass the common Southerly corner of said Lots 1 and 12, and continuing along the Northerly line of said Avenue J, same being the Southerly line of said Lot 1 for a total distance of 317.50 feet to a point for corner, and a set 1/2 inch rod; BEGINNING at a 5/8 inch rod found at the Southeast corner of said Lot 12, said point lying at the intersection of the Northerly line of Avenue J, being a 60 foot right—of—way, with the Westerly line of Paulette Drive, being a 60 foot right—of—way; Being all of Lot Twelve (12) and the East 107 Feet of Lot One (1), in Block "D", of SECOND EXTENSION OF RICHARDS SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254—A, Page 78, and transferred to Plat Record 13, Map No. 86.1, of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows: THENCE South  $75^{\circ}40'00$ " East along the Northerly line of said Lot 1, a distance of 50.00 feet to a point for corner, and a set 1/2 inch rod; BEGINNING at a set 1/2 inch rod bearing North 75°40'00" West, a distance of 107.00 feet from the Southeast corner of said Lot 1, said point also lying in the Northerly line of Aver J, being a 60 foot right—of—way; Being the West 50 feet of the East 157 feet of Lot One (1), in Block "D", of SECOND EXTENSION OF RICHARDS SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254—A, Page 78, and transferred to Plat Record 13, Map No. 86.1, of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows: THENCE South 75°40'00" East along the Motherly line of said Lot 1, at a distance of 107.00 feet pass the common Northerly corner of said Lots 1 and 12, and continuing along the Northerly line of said Lot 12 for a total distance of 317.50 feet to a point for corner in the Westerly line of said Paulette Drive, and a set 1/2 inch rod; Stephen C. Blaskey Registered Professional Land Surveyor No. 5856 Steph THENCE South 14°20'00" West over and across said Lot 1, a distance of 105.00 feet to the POINT OF BEGINNING of the herein described tract, and containing 0.1205 acre (5,250 square feet) of land, more or less. THENCE North  $14^{\circ}20'00$ " East over and across said Lot 1, a distance of 105.00 feet to a point for corner in the Northerly line of said Lot 1, and a set 1/2 inch rod; TRACT | DESCRIPTION THENCE South 14°20'00" West along the Westerly line of said Paulette Drive, same being the Easterly line of said Lot 12, a distance of 105.00 feet to the POINT OF BEGINNING of the herein described tract, and containing 0.7653 acre (33,338 square feet) of land, more or less. SURVEY DATE: OCTOBER 18, 2024 FILE No.: 6111-0004-0012-001 DRAFTING: RWB JOB No.: 24-0394 TRACT II DESCRIPTION RECORD 20 date, the herein described property, together with surveyed on the ground and under my direction, and that as shown hereon, accurately represents the facts as found CM Fnd. GCMR P.O.B. RCP R.O.W. Typ. U.E. O Galveston County Map Reco Point of Beginning Reinforced Concrete Pipe Right of Way Typical Utility Easement Cable Pedestal Clean Out Guy Anchor Meter Pole Power Pole Sewer Manhole Ditch Flow Line Ditch High Bank Control Monument LEGEND 29th STREET (60' R.O.W.) 1/2 W. 53.5, Lot 1 105.00 N 14°20'00" E 105.00' 75°40°00° W TRACT II W. 50° OF E. 157° LOT 0.1205 Acre (5,250 Sq. ft.) 75°40°00" E 50.00 S 14°20'00" W N 14°20'00" E 105.00' P.O.B. TRACT II 105.00 50.00 LEAGUE CITY OFFICE
Registration Number: 10193855
(281) 554-7739 www.hightidelandsurveying.com
00 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552 Lot 2 Surveying LLC. Lot 3 od Fence (Typ.) 10' Utility Easement & 13/86.1 CCMR) -AVENUE J (60' R.O.W.) Asphalt Roadway BLOCK "D" N. 75°,40°,00" E. 107, LOT 1 0.7653 Acre (33,338 Sq. ft.) 7 S 75°40'00" 317:50 317.50 1-Sty Buildin on Slab 49.2'

> -Fnd. 3/8" Rod N85.01'W, 1.3'

Rod (

24" RCP

(CM)

14°20'00" W

PAULETTE DRIVE

(60' R.O.W.)

Gravel Roadway

105.00

Gravel Driveway