

LEGEND

- B.L. Building Line
Fnd. Found
Pt. Part
P.O.B. Point of Beginning
R.O.W. Right of Way
U.E. Utility Easement
Comms Vault
Fire Hydrant
Grate Inlet
Guy Anchor
Power Pole
Sanitary Manhole
Traffic Sign
Ballard/ Wire Fence
Chainlink Fence
Overhead Transmission Line(s)
Overhead Utility Line(s)
Pipeline

Survey of 0.6688 acre tract of land being parts of Lots 36, 37, 38, and 39, in Block 15, of **WEST KEMAH SUBDIVISION**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 67, and transferred to Plat Record 2, Map No. 4, both 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:

BEGINNING at a 5/8 inch rod found at the Northwest corner of said Lot 36, said point also lying in the Southerly line of the 20 foot alley in said Block 15;

THENCE North 86°37'00" East along the Northerly lines of said Lots 36, 37, 38, and 39, same being the Southerly line of said 20 foot alley, a distance of 186.55 feet to a point for corner, and a 3/4 inch pipe found at the Northwest corner of a called 0.074 acre tract of land conveyed to H.L.&P. Company (now known as CenterPoint Energy) in deed recorded in volume 1797, Page 927 in the Office of the County Clerk of Galveston County, Texas;

THENCE South 30°23'40" East over and across said Lot 39 and along the Westerly line of said 0.074 acre CenterPoint Tract, a distance of 142.98 feet to a point for corner, and a 1/2 inch rod set at the Northeast corner of a called 0.038 acre "Parcel 61" conveyed to the State of Texas in deed recorded under Instrument No. 9310563 in the Office of the County Clerk of Galveston County, Texas, said point also lying in the current Northerly line of F.M. 2094, being a variable width right-of-way;

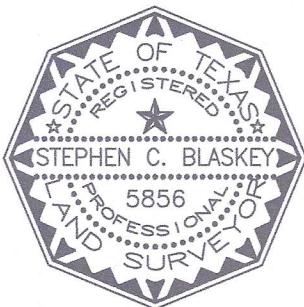
THENCE over and across said Lots 39, 38, 37, and 36, and along the Northerly line of said 0.038 acre "Parcel 61", same being the current Northerly line of said F.M. 2094, and a curve to the right, said curve having a radius of 2,807.79 feet, a chord bearing of South 85°14'16" West, a chord length of 251.56 feet, and an arc length of 251.64 feet to a point for corner in the Westerly line of said Lot 36, and a found 5/8 inch rod;

THENCE North 03°23'00" West along the Westerly line of said Lot 36, a distance of 133.43 feet to the POINT OF BEGINNING of the herein described tract, and containing 0.6688 acre (29,133 square feet) of land, more or less.

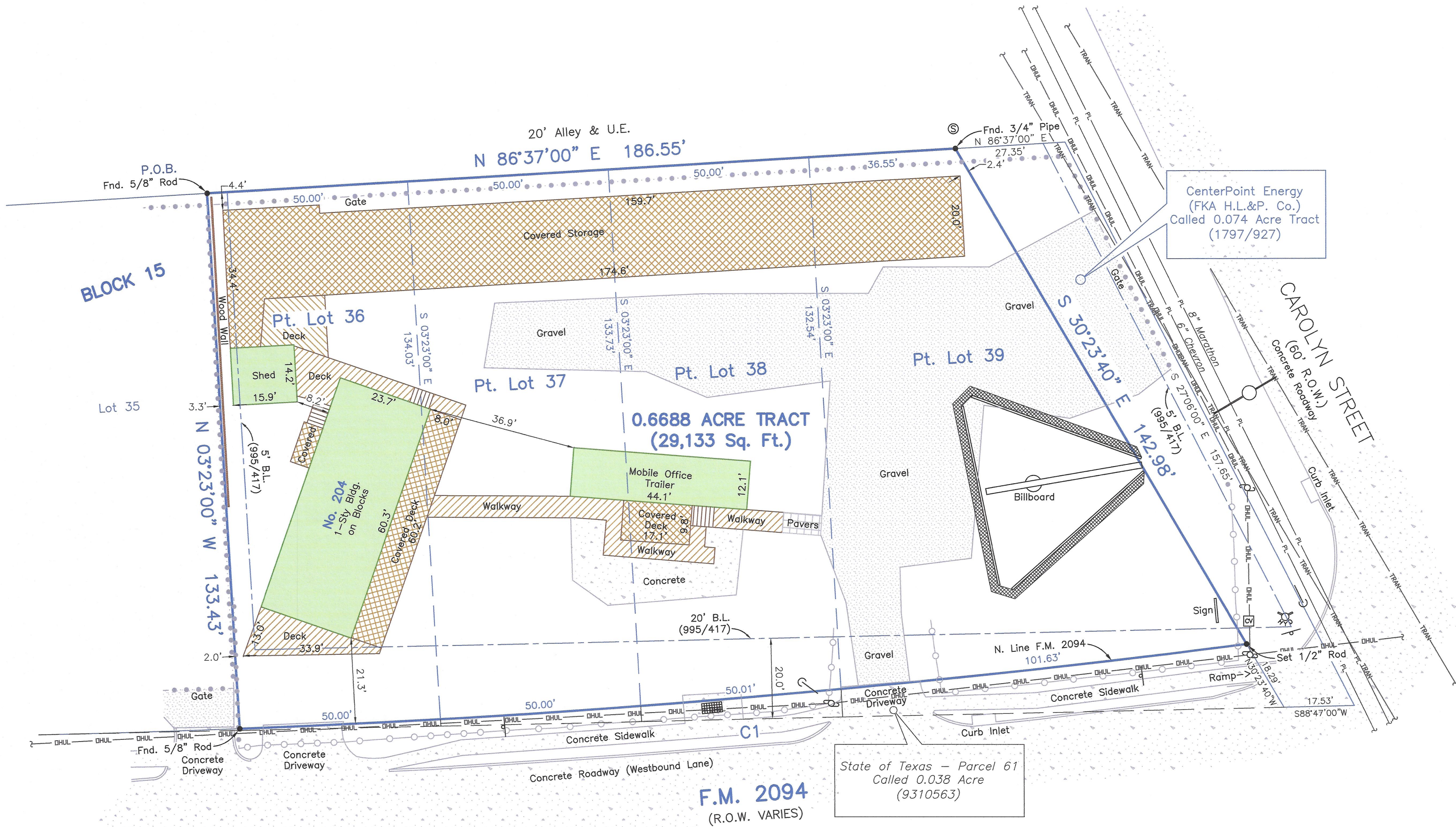
I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Blaskey

Registered Professional
Land Surveyor No. 5856



SURVEY DATE:	OCTOBER 29, 2025
ACCT. No.:	7488-0015-0036-000
DRAFTING:	JTK
JOB No.:	25-433



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SCALE: 1" = 20'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2807.79'	251.64'	251.56'	S 85°14'16" W	15°08'06"

NOTES:

- 1) This property lies entirely within Zone "AE" of the 100 Year Flood Plain (BFE 14") 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) Deed references are not a statement of ownership.
- 4) Bearings based on Monumentation of the Northerly R.O.W. line of FM 2094.
- 5) Surveyed without benefit of a Title Report.