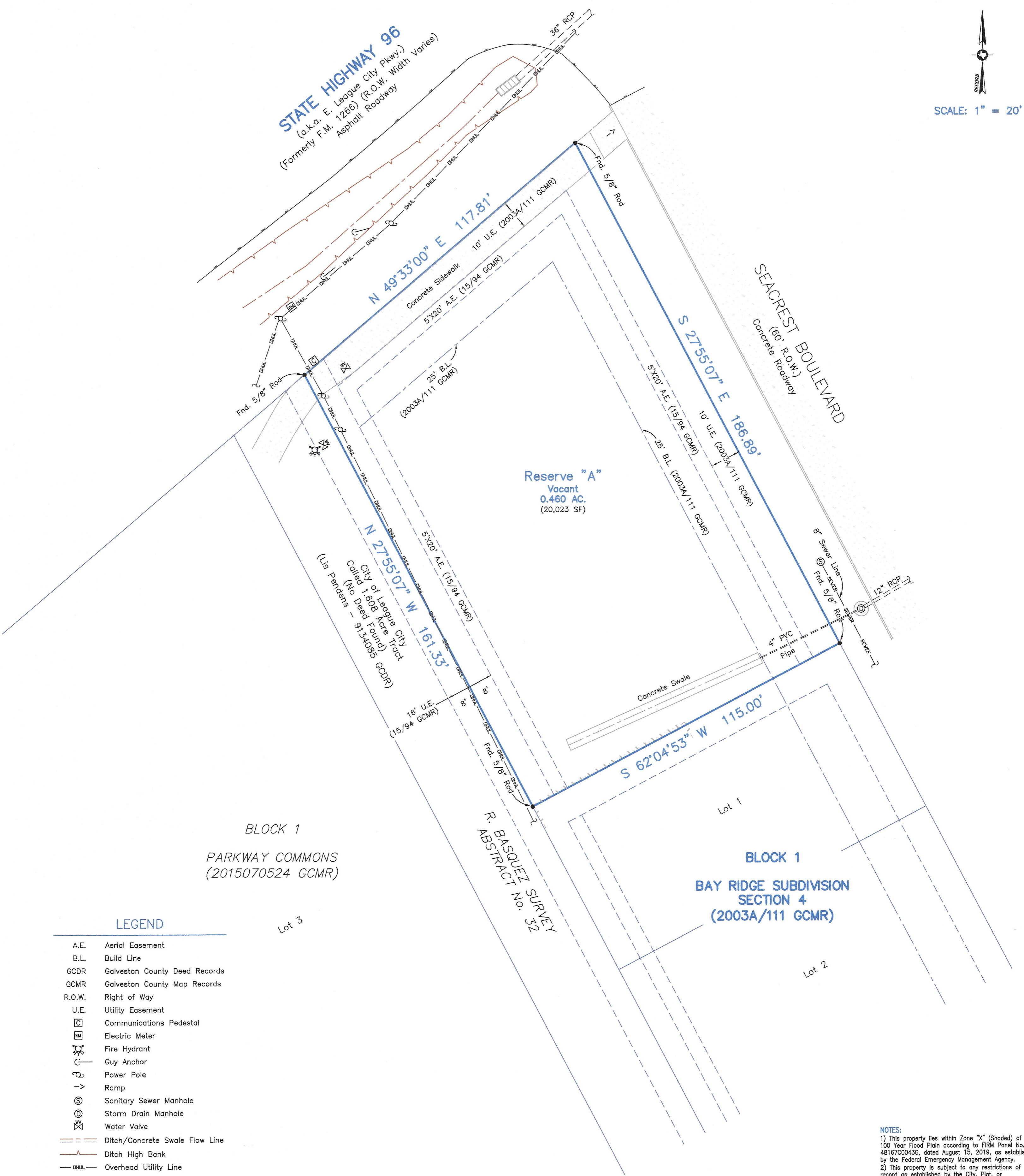


**STATE HIGHWAY 96**  
(a.k.a. E. League City Pkwy.)  
(Formerly F.M. 1266) (R.O.W. Width Varies)  
Asphalt Roadway

SCALE: 1" = 20'



**LEGEND**

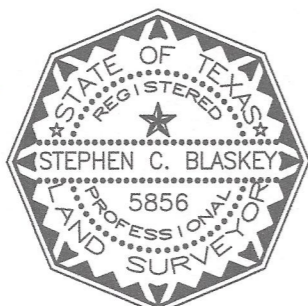
- A.E. Aerial Easement
- B.L. Build Line
- GCDR Galveston County Deed Records
- GCMR Galveston County Map Records
- R.O.W. Right of Way
- U.E. Utility Easement
- Communications Pedestal
- Electric Meter
- Fire Hydrant
- Guy Anchor
- Power Pole
- Ramp
- Sanitary Sewer Manhole
- Storm Drain Manhole
- Water Valve
- Ditch/Concrete Swale Flow Line
- Ditch High Bank
- Overhead Utility Line
- Wood Fence

Survey of Reserve "A", in Block One (1), of BAY RIDGE SUBDIVISION, SECTION FOUR (4), being a Replat of Unrestricted Reserve "A" and Unrestricted Reserve "B", Bay Ridge Subdivision, Section Three (3), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2003A, Map No. 111, 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



SURVEY DATE: OCTOBER 22, 2024  
FILE No.: 1396-0000-0001-000  
DRAFTING: RWB  
JOB No.: 24-0398



**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

**NOTES:**

- 1) This property lies within Zone "X" (Shaded) of the 100 Year Flood Plain according to FIRM Panel No. 48167C0043G, 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 the recorded plat.
- 5) Texan Title Insurance Company  
Insured: PSK Hospitality Inc  
GF No.: CLC24104777  
Issue Date: October 24, 2024
- 6) Schedule B Exceptions from Coverage:  
Item 10 e. - Utility easement 8 feet in width along the Southwesterly property line(s), as shown by the recorded plat of said subdivision. AS SHOWN HEREON.  
Item 10 f. - Utility easement 10 feet in width along the Northwesterly and Northeasterly property line(s), as shown by the recorded plat of said subdivision. AS SHOWN HEREON.  
Item 10 g. - Building set-back line 25 feet in width along the Northwesterly and Northeasterly property line(s), as shown by the recorded plat of said subdivision. AS SHOWN HEREON.  
Item 10 h. - Property subject to an unobstructed aerial easement 5 feet wide from a plane 20 feet above ground upward, located adjacent to all utility easements and streets shown hereon, per Bay Ridge Subdivision, Section Three, according to the map or plat thereof recorded in Volume 15, Page 94, of the Map Records in the Office of the County Clerk of Galveston County, Texas. AS SHOWN HEREON.  
Item 10 i. - Electric Distribution Line Easement as granted to Texas - New Mexico Power Company by instrument(s) filed for record under Galveston County Clerk's File No(s). 2004039123. DOES NOT EFFECT SUBJECT TRACT.