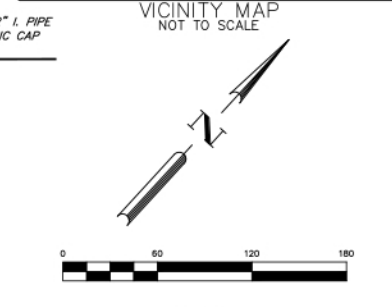
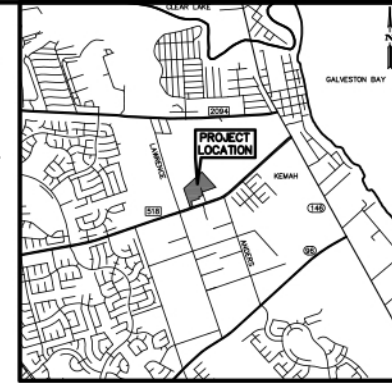


- LEGEND**
- A.E. AERIAL EASEMENT
 - B. BOLLARD
 - B.F. BOARD FENCE
 - B.L. BUILDING LINE
 - B.D.G. BUILDING
 - B.P. BRICK PAVERS
 - C.L.F. CHAIN LINK FENCE
 - CONC. CONCRETE
 - C.R.S. CATHODIC READING STATION
 - E.C.R. ELECTRIC CONDUIT RISER
 - ELEC. ELECTRIC
 - ESMT. EASEMENT
 - F.H. FIRE HYDRANT
 - FND. FOUND.
 - F.O.M. FIBER OPTIC MARKER
 - F.P. FENCE POST
 - G.C.B. GATE CONTROL BOX
 - G.C.D.R. GALVESTON COUNTY DEED RECORDS
 - G.C.M.R. GALVESTON COUNTY MAP RECORDS
 - G.P. GATE POST
 - H.W.F. HOG WIRE FENCE
 - I. IRON
 - I.N. INSTRUMENT NUMBER
 - M.H. MANHOLE
 - NO. NUMBER
 - O.P.R.G.C. OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY
 - O.P.R.P.G.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY
 - P.D. PEDESTAL
 - P.G. PAGE
 - P.L.T. PLANTER
 - P.P. POWER POLE
 - R.O.W. RIGHT-OF-WAY
 - SAN. SANITARY
 - S.N.S. STREET NAME SIGN
 - SQ. FT. SQUARE FEET
 - S.S. STOP SIGN
 - STM. STORM
 - S.V. SPRINKLER VALVE
 - TEL. TELEPHONE
 - TRANS. TRANSFORMER
 - U.C.B. UNDERGROUND CABLE BOX
 - U.T.B. UNDERGROUND TELEPHONE BOX
 - U.T.C.B. UNDERGROUND TRAFFIC CONTROL BOX
 - VOL. VOLUME
 - V.P. VERTICAL PIPE
 - W.M. WATER METER
 - W.V. WATER VALVE

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 71°03'32" E	12.67'
L2	S 71°03'10" W	27.96'
L3	S 16°25'12" E	5.50'
L4	S 18°41'58" E	88.44'
L5	S 71°13'00" W	122.00'

- BENCHMARKS:**
- LC-60: LOCATED AT THE CENTERLINE OF ENTERPRISE AVENUE NEAR THE SOUTHEAST END OF THE VERANDA APARTMENTS (SOUTH SHORE HARBOUR SUBDIVISION SECTION TWO). ELEVATION: 16.01' NGVD-1929, 1987 ADJUSTMENT
 - TBM "A": BOX CUT ON SIDEWALK NORTHWEST SIDE OF FM 518, +/- 20 FROM NORTHEAST CORNER OF BRIDGE JUST EAST OF ANDERS LANE. ELEVATION: 13.19' NGVD-1929, 1987 ADJUSTMENT
 - TBM 953-56-1: BOX CUT ON A "C" INLET ON THE NORTH SIDE OF F.M. 518 BEING THE FIRST INLET EAST OF THE INTERSECTION OF MELBA LANE AND F.M. 518. ELEVATION: 11.73' NGVD-1929, 1987 ADJUSTMENT



- NOTES:**
- BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE 4204 AND REFERENCED TO MONUMENTS FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF F.M. 518 AS SHOWN HEREON. SCALE FACTOR = 0.99987001.
 - THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT - BASE FLOOD ELEVATIONS DETERMINED) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR GALVESTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48167C00410, 48167C00420, 48167C00430 AND 48167C00440, EFFECTIVE AUGUST 15, 2018. ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
 - THE SQUARE FOOTAGE VALUE SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON. THIS VALUE IN NO WAY REPRESENTS THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
 - THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY AMERICAN TITLE COMPANY OF HOUSTON AND COUNTERSIGNED BY TITLE RESOURCES GUARANTY COMPANY UNDER G.F. NUMBER 309922-01891, DATED EFFECTIVE JUNE 19, 2025 AND ISSUED ON JULY 1, 2025 AND APPLIES TO TRACT 1, TRACT 2, TRACT 3 AND TRACT 4.
 - THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY AND COUNTERSIGNED BY SOUTH LAND TITLE, LLC-ON UNDER G.F. NUMBER GV25107738, DATED EFFECTIVE JUNE 22, 2025 AND ISSUED ON JULY 2, 2025 AND APPLIES TO TRACT 1, TRACT 2, TRACT 3 AND TRACT 4.
 - PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS SET OUT IN VOLUME 2221, PAGE 91 OF THE DEED RECORDS OF GALVESTON COUNTY.
 - THE PORTION OF THE SUBJECT TRACT WITHIN LOTS 1, 2, AND 5, BLOCK 1, OF SAID JARBOE ADDITION IS SUBJECT TO EASEMENTS GRANTED TO RELIANT H&P, A DIVISION OF RELIANT ENERGY, INCORPORATED, BY INSTRUMENT RECORDED UNDER COUNTY CLERK'S FILE NOS. 9950224 AND 200002530 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, SAID EASEMENTS GRANT A 10'-FOOT WIDE EASEMENT OVER THE ELECTRIC DISTRIBUTION FACILITIES CONSTRUCTED WITHIN SAID TRACT. THE SKETCH PROVIDED WITHIN SAID DOCUMENT REGARDING THE LOCATION OF THE IMPROVEMENTS IS VAGUE AND CANNOT BE PLOTTED ON THE SURVEY SHOWN HEREON.

I, Chris Jordan, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this map correctly represents a survey completed on the ground in accordance with the Texas Society of Professional Surveyors standards and specifications for a Category B, Condition II Survey.

Dated this the 19th day of August, 2025.

PRELIMINARY PENDING FINAL REVIEW

CHRIS JORDAN
RPLS NO. 6750
BGE, INC.
10777 WESTHEIMER, SUITE 500
HOUSTON, TEXAS 77042
TELEPHONE: (281) 558-8700
EMAIL: CJORDAN@BGEINC.COM

BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10105000

TOPOGRAPHIC SURVEY OF 20.08 ACRES OF LAND SITUATED IN THE MIGUEL MULDOON CITY OF KEMAH GALVESTON COUNTY, TEXAS

PARTY CHIEF: R.W.	ISSUE DATE: AUGUST 21, 2025
TECHNICIAN: J.G./S.T.	SCALE: 1"=60'
R.P.L.S.: C.J.	JOB NUMBER: 15204-01
FIELD BOOK NAME: MISC 936	
BASE FILE: D:\0015204-00\SV\01_CJca\SURBASE4.dwg	

SHEET 1 OF 1