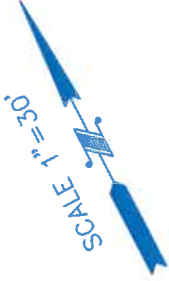


TITLE COMPANY:



DELIA JIMENEZ 281-332-3521
G.F. # 2046285 ISSUE DATE: JUNE 7, 2023

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1640.00'	116.84'	N 29°25'59" E	116.82'
C2	1760.00'	11.54'	N 27°34'51" E	11.54'
C3	480.00'	71.77'	S 23°29'07" W	71.70'
C4	25.00'	6.69'	N 26°52'04" E	6.67'



LEGEND

- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- M.E. = MAINTENANCE EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- PLASTIC DECK
- WOOD DECK
- WATER

- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - ABSTRACT FOR INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THERE ARE NO NATURAL DRAINAGE COVENANTS ON SUBJECT PROPERTY.
 - SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JUNE 7, 2023. UNDER G.F. NO. 2046285.
 - GRANT OF BULK-HEAD EASEMENT AS RECORDED IN C.F. NO. 2005029408.
 - EASEMENT FOR UTILITIES AS RECORDED IN C.F. NO. 2006080580. (GENERAL IN NATURE)
 - AGREEMENT FOR UNDERGROUND/OVERHEAD ELECTRICAL SERVICE RECORDED IN CLERK'S FILE NO. 2006061846.

LEGAL DESCRIPTION: LOT 1, IN BLOCK 5, OF HARBORWALK, SECTION 4, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN/UNDER VOLUME 2005A, PAGE 67, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JUNE 8, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCUMBRANCES OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPES# 4148

CLIENT: EAST RIVER COVE LLC
ADDRESS: 2 SUGARLOAF

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382
JOB# 6-124515-23

FIELD CREW: JJ TECH: MA
DRAFTER: MC(V) FINAL CHECK: EF
DATE: JUNE 13, 2023