

1" = 30'

**LEGEND**

CP = CONTROL POINT  
 B.B.D.C.L. = BEARING BASIS DIRECTIONAL CONTROL LINE  
 -O- = CHAIN LINK FENCE  
 R.O.W. = RIGHT-OF-WAY  
 G.C.C.F. NO.(S) = GALVESTON COUNTY CLERK'S FILE NUMBER'S  
 O.P.R.G.C. = OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY

COVERED  
 CONCRETE

**LOT 1**

20' ALLEY WAY

SET 1/2" CAPPED I.R. MKD. H&H LAND (FND. 1/2" IRON ROD) N 20°05'35" E - 0.417' (FND. 1/2" IRON PIPE) N 46°24'56" E - 1.047'

N 71°15'00" E 64.25'

S 18°45'00" E (B.B.D.C.L.) 60.00'

1815 28th STREET

LOT 2

AVENUE P (A.K.A. BERNARDO DE GALVEZ) (70' R.O.W.)

SET 1/2" CAPPED I.R. MKD. H&H LAND (FND. 1/2" IRON ROD) S 15°48'50" E - 0.347'

NOTE:

1. ALL CORNERS ARE PROPERLY MARKED WITH 1/2" CAPPED IRON RODS, SET, UNLESS OTHERWISE NOTED.

GF NO.: 07201501

|                                                   |                           |              |                                                        |                                                                                                                                                                                                                                   |
|---------------------------------------------------|---------------------------|--------------|--------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOT: 1                                            | BLOCK:                    | SECTION:     | SUBDIVISION: AMENDING PLAT MCGALGHEY MANOR SUBDIVISION | This lot <u>DOES NOT</u> lie in the 100 year flood plain and is in <u>ZONE "X"</u> as located by Federal Insurance Administration designated Flood Hazard Area by Community Panel No. <u>485469 0026E</u> dated <u>12/06/2002</u> |
| RECORDATION: PLAT RECORD 2007A, MAP NO. 18        | COUNTY: GALVESTON         | STATE: TEXAS | SURVEY:                                                |                                                                                                                                                                                                                                   |
| LENDER: PRIORITY HOME MORTGAGE, L.P.              | TITLE CO.: PRIORITY TITLE |              |                                                        |                                                                                                                                                                                                                                   |
| PURCHASER: MATTHEW M. Mc GALGHEY                  |                           |              |                                                        | JOB NO. 206327-1                                                                                                                                                                                                                  |
| ADDRESS: 1815 28TH STREET, GALVESTON, TEXAS 77550 |                           |              |                                                        |                                                                                                                                                                                                                                   |

|                   |  |
|-------------------|--|
| FIELD WORK        |  |
| 9/20/07-SH        |  |
| DRAFTED BY        |  |
| 9/20/07-SH        |  |
| CHECKED BY        |  |
| 9/21/07-HM        |  |
| KEY MAP NO. 774 V |  |
| REVISIONS         |  |

I HEREBY DECLARE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ON THE GROUND BY H & H PROFESSIONAL LAND SERVICES AND UNDER MY SUPERVISION; THAT NO ENCROACHMENTS EXIST AT THE TIME OF THIS SURVEY UNLESS REFLECTED HEREON; THAT SAID SURVEY CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS AND SPECIFICATIONS.

ALL BEARINGS BASED ON RECORDED PLAT

FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION TO THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

**H & H PROFESSIONAL LAND SERVICES**

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