

JAY ROAD

(60' R.O.W.)

Asphalt Roadway

179.07'

24"

P.O.B.

Set 1/2" Rod

Set 1/2" Rod
Fnd. 1/2" Rod in Pipe
S 23° E, 3.1'

N 86°28'32" E

LEMUEL CRAWFORD SURVEY
ABSTRACT No. 48

William R. Franklin, Jr.
Called 2.00 Acre Tract
(2009006756 GCDR)

2.055 Acre Tract
(89,535 Sq. Ft.)
Vacant

Marcos Sanchez &
Antonio Ramirez
Called 3.00 Acre Tract
(2022077490 GCDR)

Kinder Morgan 8"
Natural Gas Pipeline

Kinder Morgan 16"
Natural Gas Pipeline

N 03°31'28" W 500.00'

S 03°31'28" E 500.00'

ZONE "AE"
BFE 15'

ZONE "X"
SHADED

ZONE "X"
SHADED

ZONE "AE"
BFE 15'

City of Hitchcock
Called 10.846 Acre Tract
(010-73-1932 GCDR)

S 86°28'32" W 179.07'

Set 1/2" Rod

Set 1/2" Rod



SCALE: 1" = 60'

LEGEND

Culv.	Culvert
Fnd.	Found
GCDR	Galveston County Deed Records
P.O.B.	Point of Beginning
R.O.W.	Right of Way

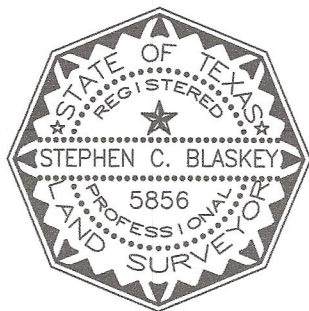
NOTES:

- 1) This property lies within Zone "X" (Shaded) and Zone "AE" of the 100 Year Flood Plain (BFE 15') according to FIRM Panel No. 48167C0385G, dated August, 15, 2019, as established by the Federal Emergency Management Agency (Flood zones shown in approximation hereon).
- 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 Southerly R.O.W. line of Jay Road.
- 5) Surveyed without benefit of a Title Report.

Survey of a 2.055 acre tract, being all of that tract of land conveyed to Mark Devine and Toni Devine, according to deed recorded in Clerk's File No. 2009006753 of the Deed Records in the Office of the County Clerk of Galveston County, Texas, and being out of the Lemuel Crawford Survey, Abstract 48, Galveston County, Texas, said 2.055 acre tract being more particularly described by metes and bounds on Exhibit "A".

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



Registration Number: 10193855
(281) 554-7739 (409) 740-1517
200 HOUSTON AVE, SUITE B
LEAGUE CITY, TX 77573
www.hightidelandsurveying.com

SURVEY DATE:	JUNE 17, 2026
ACCT. No.:	0048-0023-0078-000
DRAFTING:	MMC/RWB/JTK
JOB No.:	26-0448