

TITLE COMPANY:

stewart

title guaranty company

DARLENE STEWART

(409) 763-4641

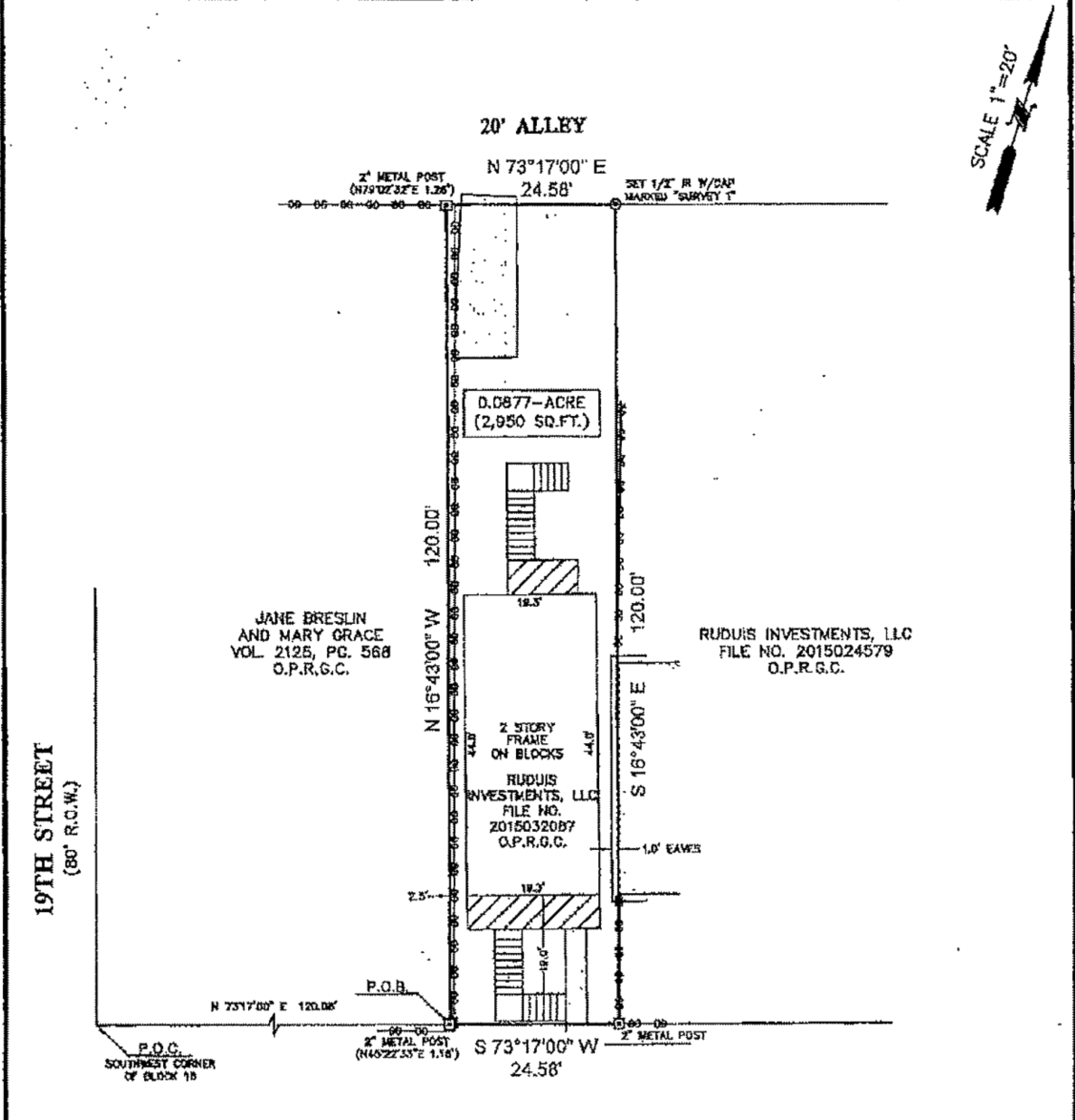
G.F. #

ISSUE DATE:

15167031379

DECEMBER 30, 2015

SCALE 1"=20'



LEGEND

	CONCRETE		ADJOINING RESIDENCE
	COVERED AREA		STEPS
	WOOD DECK		FENCE
	CHAIN LINK		

- NOTES**
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO RUDUIS INVESTMENTS, LLC, RECORDED IN COUNTY CLERK'S FILE NO. 2015032057 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS.
 2. ABSTRACT INFORMATION FOR THIS SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
 3. THIS SURVEY IS DELIVERED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON DECEMBER 30, 2015, UNDER G.F. NO. 15167031379.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.0677 ACRES (2,950 SQUARE FEET) SITUATED IN THE M. B. MENARD SURVEY, ABSTRACT 628, GALVESTON COUNTY, TEXAS, BEING PART OF LOTS 11 AND 12, IN BLOCK 18, IN THE CITY AND COUNTY OF GALVESTON, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

	SURVEYOR 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 DECEMBER 29, 2015, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, AND THAT THERE ARE NO ENCUMBRANCES OR PROTRUSIONS EXCEPT AS SHOWN.	CLIENT: I3P, LLC ADDRESS: 1818 AVENUE M	FIELD CREW: JR DRAFTER: NM DATE: JAN. 4, 2015 JCB#	TECH: EF FINAL CHECK: BC
	RICHARD HUSSELL PROFESSIONAL LAND SURVEYOR No. 4148		www.survey1inc.com survey1@survey1inc.com Survey 1, Inc. Your Land and Survey Company Firm Registration No. 100758-DG P.O. Box 2543 Alvin, TX 77512 (281)382-1382	12-42287-15

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.0677 ACRES (2,950 SQUARE FEET) SITUATED
IN THE M. B. MENARD SURVEY, ABSTRACT 628
GALVESTON COUNTY, TEXAS**

Being a tract of land containing 0.0677 acres (2,950 square feet), situated in the M. B. Menard Survey, Abstract 628, Galveston County, Texas, being part of Lots 11 and 12, in Block 18, in the City and County of Galveston, Texas, being all of a tract of land conveyed unto Ruduis Investments, LLC, by deed recorded in Galveston County Clerk's File No. 2015032087 of the Official Public Records of Galveston County, Texas. Said 0.0677-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of said Block 18, said point being the intersection of the east right-of-way line of 19th Street (80.00 feet wide) with the north right-of-way line of Avenue M (70.00 feet wide);

THENCE North 73°17'00" East, along the north right-of-way line of said Avenue M, a distance of 120.08 feet to a point (from which a 2-inch metal post bears North 45°22'33" East at a distance of 1.18 feet) for the southeast corner of a tract of land conveyed unto Jane Breslin and Mary Grace, by deed recorded in Volume 2125, Page 568 of the Official Public Records of Galveston County, Texas, and for the southwest corner and POINT OF BEGINNING of the said tract herein described;

THENCE North 16°43'00" West, along the east line of said Breslin Tract, a distance of 120.00 feet to a point (from which a 2-inch metal post bears North 79°02'32" East at a distance of 1.26 feet) for the northeast corner of said Breslin Tract, and for the northwest corner of the said tract herein described;

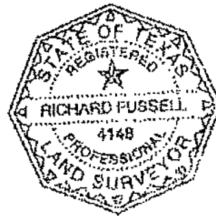
THENCE North 73°17'00" East, along the south line of a 20-foot wide public alley, a distance of 24.58 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northwest corner of a tract of land conveyed unto Ruduis Investments, LLC, by deed recorded in Galveston County Clerk's File No. 2015024579 of the Official Public Records of Galveston County, Texas, and for the northeast corner of the said tract herein described;

THENCE South 16°43'00" East, along the west line of said '2015024579' Tract, a distance of 120.00 feet to a 2-inch metal post in the north right-of-way line of said Avenue M for the southwest corner of said '2015024579' Tract, and for the southeast corner of the said tract herein described;

THENCE South 73°17'00" West, along the north right-of-way line of said Avenue M, a distance of 24.58 feet to the POINT OF BEGINNING and containing 0.0677 acres (2,950 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated January 4, 2016, job number 12-42287-15.

Survey 1, Inc.
P.O. Box 2543
Alvin, TX 77512
281-393-1382



January 4, 2016