

# glezman surveying, inc.

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**0.1017 ACRE  
RESERVE "F", JAMAICA BEACH, SECTION ONE  
HALL AND JONES SURVEY, A-121  
GALVESTON COUNTY, TEXAS**

*Being a tract of land containing 0.1017 acre of land, out of and a part of Reserve "F", Jamaica Beach, Section One, a subdivision situated in the Jones and Hall Survey, Abstract Number 121, in Galveston County, Texas, the map or plat thereof recorded in Volume 254-A, Page 80, in the Office of the County Clerk and being that same tract described in Deed from John Menna to Howard S. Lang and wife, Joan E. Lang, dated June 18, 1987 and recorded under Clerk's File Number 8724129, Film Code Number 005-32-1401 in the Official Public Records of Real Property of Galveston County, Texas (O.P.R.R.P.G.C.T.); said tract being more particularly described by metes and bounds as follows with all bearings referenced to the Northwestern line of the 0.1017 acre tract as found monumented on the ground:*

**BEGINNING** at a one-inch iron pipe, found at the Northeasterly corner of the herein described tract and being a Southwesterly interior corner of the residual area tract out of Reserve "F" as described in Deed to Alfio Fichera, dated November 14, 1997 and recorded under Film Code 012-17-1544, O.P.R.R.P.G.C.T.:

**THENCE South 33°00'00" East** along the Northeasterly line of the 0.1017 acre tract, severing Reserve "F" and passing at 4.00 feet, the Easterly Southwest corner of the Fichera tract and being the Northwesterly corner of a 0.0950 acre tract described in Deed recorded under Film Code 011-72-0955 O.P.R.R.P.G.C.T.; in all, a distance of **67.00 feet** to a point in a gravel drive, being the Southeasterly corner of the herein described tract and Southwesterly corner of the 0.0950 acre tract, in the Northwesterly line of the H. D. Dampier 0.1628 acre tract as described in Deed dated April 27, 1984 and recorded under Clerk's File Number 8419598 O.P.R.R.P.G.C.T.; all as referenced by an iron pipe (not recoverable) in the roadbed of a 20 foot wide Ingress/Egress Easement described under Clerk's File Number 8731757 O.P.R.R.P.G.C.T.;

**THENCE South 57°27'00" West**, severing Reserve "F" along the Southeasterly line of the 0.1017 acre tract, passing at 15.82 feet, a point for the Northwesterly corner of the Dampier tract and the Northeasterly corner of the Lawrence E. Land 0.1004 acre tract as referenced and described under Clerk's File 8724127 O.P.R.R.P.G.C.T.; in all, a distance of **66.09 feet** to a point for the Southwesterly corner of the herein described tract at the Northwesterly corner of the Lang 0.1004 acre tract, in the Northeasterly line of the Dave Family Limited Partnership, 0.1116 acre tract as described in Deed dated June 30, 1995 and recorded under Film Code 010-55-0808 O.P.R.R.P.G.C.T.; said corner being further referenced by two 5/8 inch iron rods as found bearing: South 33° East, 1.38 feet and South 57°27' West, 0.33 feet and South 33° East, 1.55 feet and South 57°27" West, 0.41 feet;

**THENCE North 33°00'00" West** along the Southwesterly line of the 0.1017 acre tract, severing Reserve "F" and passing at 7.0 feet, the Northeasterly corner of 0.1116 acre tract; passing at 14.0 feet, a point for the Westerly Southeasterly corner of the aforementioned Fichera tract; in all, a distance of **67.00 feet** to a one inch iron pipe, found for the Northwesterly corner of the herein described tract at an interior corner of the Fichera tract;

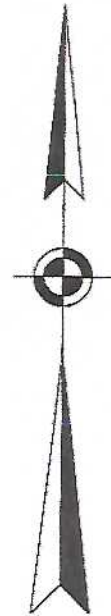
**THENCE North 57°27'00" East**, a distance of **66.09 feet** along the Northwesterly line of the 0.1017 acre tract and a Southeasterly line of the Fichera tract, back to the *Point of Beginning* and containing 0.1017 acre (4428 square feet) of land, based on the survey and plat prepared by Glezman Surveying, Inc., dated April 7, 2014.



**NOTES:**

1. Plat Scale: 1" = 20'
2. The bearings for this survey are based on the recorded plat (record deed) shown on this survey.
3. Roads dedicated by recorded plat (record deed) unless otherwise noted
4. This plat of survey has been performed with reliance upon title examination and abstracting performed by Southland Title Company under GF No. GV1423391 effective date of 04/30/2014. This surveyor has not abstracted the subject property.  
**RESTRICTIONS:** Volume 1205, Page 461 and Volume 1210, Page 423 Deed Records, and Clerk's File No's: 2005006927, 2011053219, 2011062795, 2011062796 and 2011062797 Real property records.  
**EASEMENTS:** HL&P Vol. 311, Pg. 275 and Vol. 3137, Pg. 563 Deed Records.  
 Water line easement City of Jamaica Beach CF 9512154  
 Easement for pedestrian and vehicular ingress and egress, as set forth under CF 8731757.

5. The professional service reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above. It is not to be used for any other purpose. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named below and no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date shown hereon.
6. 5/8" Iron Rods with survey cap marked "Gleznar 4627" set at all property corners unless otherwise noted.



# RESERVE "F"

Residual Area of Res. "F"  
 FC 012-17-1544  
 OPRRPGCT

0.0950 AC.  
 FC 011-72-0955  
 OPRRPGCT

0.1628 AC.  
 CF 8419598  
 OPRRPGCT

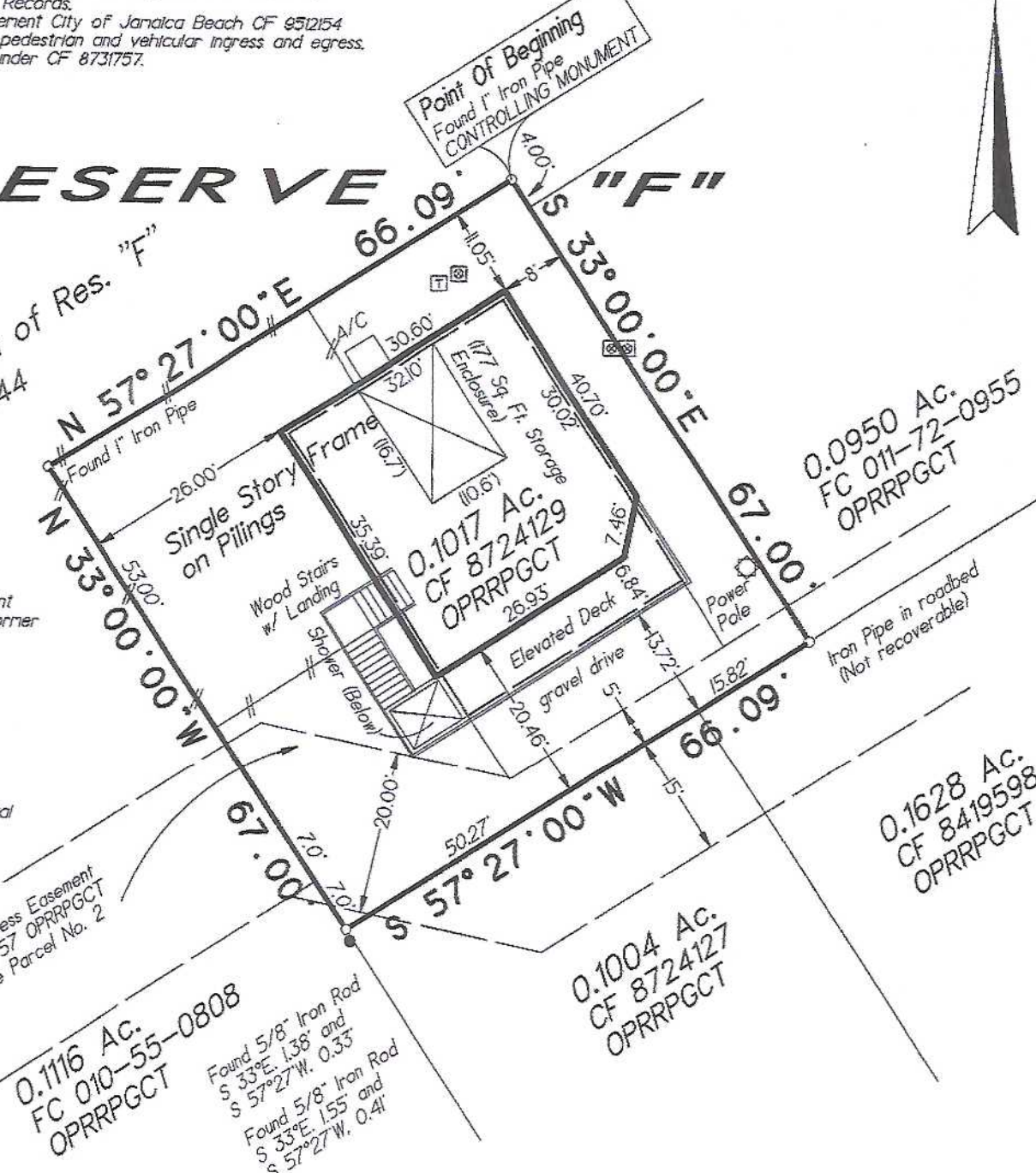
0.1004 AC.  
 CF 8724127  
 OPRRPGCT

0.1116 AC.  
 FC 010-55-0808  
 OPRRPGCT

Found 5/8" Iron Rod  
 S 33°E, 1.38' and  
 S 57°27'W, 0.33'  
 Found 5/8" Iron Rod  
 S 33°E, 1.55' and  
 S 57°27'W, 0.41'

- LEGEND**
- ⊕ Concrete Monument
  - ⊖ Electrical Transformer
  - ⊕ Gas Meter
  - ⊕ Fire Hydrant
  - ⊕ Monument
  - ⊕ Property Corner
  - ⊕ Light Pole
  - ⊕ Manhole
  - ⊕ Power Pole
  - ⊕ Cable Box
  - ⊕ Storm Inlet
  - ⊕ Telephone Pedestal
  - ⊕ Traverse Point
  - ⊕ Tree
  - ⊕ Valve Box
  - ⊕ Water Meter

20' Ingress/Egress Easement  
 Re: CF 8731757 OPRRPGCT  
 0.2785 acre Parcel No. 2



Survey of 0.1017 acre of land out of Reserve "F", Jamaica Beach, Section One (1), a subdivision situated in the Hall and Jones Survey, A-121 in Galveston County, Texas, according to the plat recorded in Volume 254-A, Page 80, in the Office of the County Clerk and being that same tract described in Deed from John Menna to Howard S. Lang and wife, Joan E. Lang, dated June 18, 1987 and recorded under Clerk's File Number 8724129, Film Code No. 005-32-1401 in the Official Public Records of Real Property of Galveston County, Texas; said tract being more particularly described by metes and bounds attached with all bearings and distances referenced to the Northwesterly line of the 0.1017 acre tract.