

HALL & JONES SURVEY
SECTION 10
ABSTRACT - 121

N 31° 31' 10" W ~ 1519.51' (DEED)
N 31° 31' 36" W ~ 1519.51' (FIELD)

N 59° 28' 15" E ~ 1012.82' (DEED)
N 59° 29' 30" E ~ 1012.53' (FIELD)

SET 5/8" I.R.

DESCRIBED BY DEED AS
THE EASTERLY PROPERTY
LINE OF TRACT I IN
G.C.C.F. NO. 8100657

S 33° 03' 00" E ~ 1171.55' (DEED)
S 33° 04' 19" E ~ 1171.55' (FIELD)

SYDNOR SUBDIVISIONS
EASTERLY LINE REFERENCED
IN DEED (APPROX. LOCATION)
SYDNOR SUBDIVISION RECORDED
UNDER VOL. F, PG. 36
G.C.D.R.

LOT 1

N 56° 59' 23" E ~ 709.10' (DEED)
N 56° 58' 02" E ~ 708.90' (FIELD)

FND. 1 1/2" I.P.
FND. 5/8" I.R.

N 33° 56' 14" E
0.40'

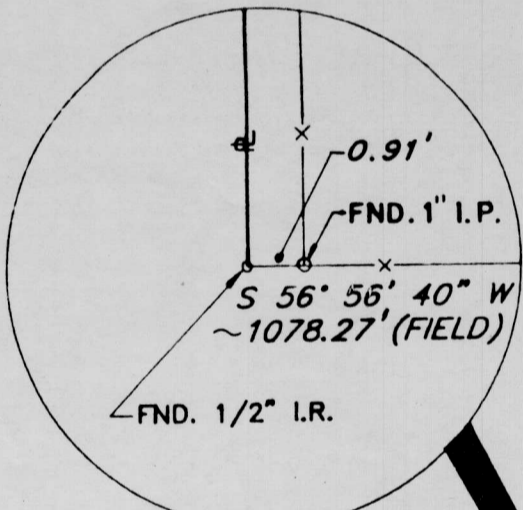
FND. 1 1/2" I.P.

±354.75' (DEED)

RESIDUE OF A 59.99 - AC. (2,613,032 SQ. FT.) TRACT
DESIGNATED AS TRACT II IN
HOUSTON TITLE COMPANY'S TITLE POLICY GF # 91020217

S 57° 01' 37" W ~ 683.26' (DEED)
S 57° 01' 13" W ~ 683.26' (FIELD)

HALL & JONES SURVEY
SECTION 10
ABSTRACT - 121



LEGEND

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- SIGN POST
- TEL. PEDESTAL BOX
- MANHOLE
- BARB WIRE FENCE
- POST

RESTRICTIVE COVENANTS
NO. 8459242 G.C.C.F.
VOL. 563, PG. 602 G.C.D.R.

METES AND BOUNDS DESCRIPTION
59.99-AC TRACT SAVE & EXCEPT A 0.50-AC TRACT

BEING A 59.99-ACRE (2,613,032 SQUARE FEET) TRACT OF LAND OUT OF AND PART OF THE SYDNOR SUBDIVISION, OUT OF SECTION 10 OF THE HALL AND JONES SURVEY OF GALVESTON ISLAND, ABSTRACT - 121, GALVESTON COUNTY, TEXAS, SAID SYDNOR SUBDIVISION BEING A PLAT OR MAP THEREOF RECORDED IN VOLUME F, PAGE 36 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS;

BEGINNING AT A FOUND 5/8-INCH IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAN LUIS PASS ROAD (120-FOOT) (ALSO KNOWN AS FARMERS TO MARKET ROAD 3005) BEING THE SOUTHEAST CORNER OF SAID 59.99-ACRE TRACT, WHICH BEARS SOUTH 56° 56' 40" WEST, 354.75 FEET (DEED) FROM THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF SAN LUIS PASS ROAD AND THE EASTERLY LINE OF LOT 1 OF SAID SYDNOR SUBDIVISION;

THENCE SOUTH 56° 56' 40" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, PASSING A FOUND 1-INCH IRON PIPE AT A DISTANCE OF 1077.35 FEET, IN ALL A DISTANCE OF 1078.27 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE MOST SOUTHERN SOUTHWEST CORNER OF SAID 59.99-ACRE TRACT;

THENCE NORTH 32° 58' 49" WEST, 790.96 FEET TO A FOUND 1/2-INCH IRON PIPE FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 57° 01' 13" WEST, 683.26 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE WEST MOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 31° 31' 36" WEST, 1519.51 FEET TO A 5/8-INCH IRON ROD SET FOR THE NORTHMOST NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 59° 29' 30" EAST, 1012.53 FEET TO A 5/8-INCH IRON ROD SET FOR THE NORTHMOST NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 33° 04' 19" EAST, 1171.55 FEET TO A FOUND 1 1/2-INCH IRON PIPE FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 56° 58' 02" EAST, 708.90 FEET TO A FOUND 1 1/2-INCH IRON PIPE FOR THE EASTMOST NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS NORTH 33° 56' 14" EAST, 0.40 FEET;

THENCE SOUTH 33° 00' 47" EAST, 1094.00 FEET TO THE PLACE OF BEGINNING HAVING A COMPUTED AREA OF 59.99-ACRES (2,613,032 SQUARE FEET) TRACT OF LAND, SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND;

BEING A 0.50-ACRE (21,704 SQUARE FEET) OF LAND CUT OF THE SOUTHEASTERLY CORNER OF THE ABOVEMENTIONED 59.99-ACRE TRACT, OUT OF SECTION 10 OF THE HALL AND JONES SURVEY OF GALVESTON ISLAND, ABSTRACT-121, GALVESTON COUNTY, TEXAS;

BEGINNING AT A FOUND 5/8-INCH IRON ROD ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF SAN LUIS PASS ROAD (120-FOOT) BEING THE SOUTHEAST CORNER OF SAID 59.99-ACRE TRACT AND ALSO BEING THE SOUTHWEST CORNER OF SAID 0.50-ACRE TRACT;

THENCE SOUTH 56° 56' 40" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAN LUIS PASS ROAD, A DISTANCE OF 99.71 FEET TO A SET 5/8-INCH IRON ROD FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 33° 00' 47" WEST, 1094.00 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 56° 50' 01" EAST, 99.71 FEET, ALONG THE EASTERLY LINE OF AFOREMENTIONED 59.99-ACRE TRACT, A DISTANCE OF 99.71 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 33° 00' 47" EAST, 1094.00 FEET TO THE POINT OF BEGINNING HAVING A COMPUTED AREA OF 0.50-ACRE (21,704 SQUARE FEET) TRACT OF LAND.

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

TERENCE S. CHENG
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4459

ANTIGUA DR.
(50' PRIVATE RD.)

ACAPULCO VILLAGE
SECTION 1
VOL. 1, PG. 14
G.C.M.R.

PRIVATE PROPERTY

KARANKAWA SUBDIVISION
SECTION 3
VOL. 16, PG. 51
G.C.M.R.


BOB SMITH ROAD

CALCULATED ACREAGE CHART

DESCRIPTION	ACRES	SQ. FT.
OVERALL	59.99	2,613,032
SAVE & EXCEPT	0.50	21,704
REMAINDER OF TRACT II	59.49	2,591,328

RESOLUTION TRUST CORPORATION

TITLE SURVEY OF A 59.99 - ACRE TRACT OF LAND
(DESIGNATED AS TRACT II IN HOUSTON TITLE COMPANY'S
TITLE POLICY GF # 91020217) OUT OF SECTION 10
OF THE HALL & JONES SURVEY OF GALVESTON ISLAND,
GALVESTON COUNTY, TEXAS.

SCALE: 1" = 100'	CADD BY: C.P.C.	JOB NO. 384-003A	SHEET NO. 1 OF 1
DATE: NOV. 11, 1991	REVISED:	 TSC ENGINEERING COMPANY 1001 SOUTH DAIRY ASHFORD, SUITE 200 HOUSTON, TEXAS 77077 Tel. No. (713) 531-0303 552-0101 C.F. # 384003A1	