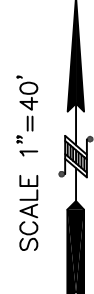


L&GN. RR. CO. SURVEY
 ABSTRACT 621
 SECTION 29

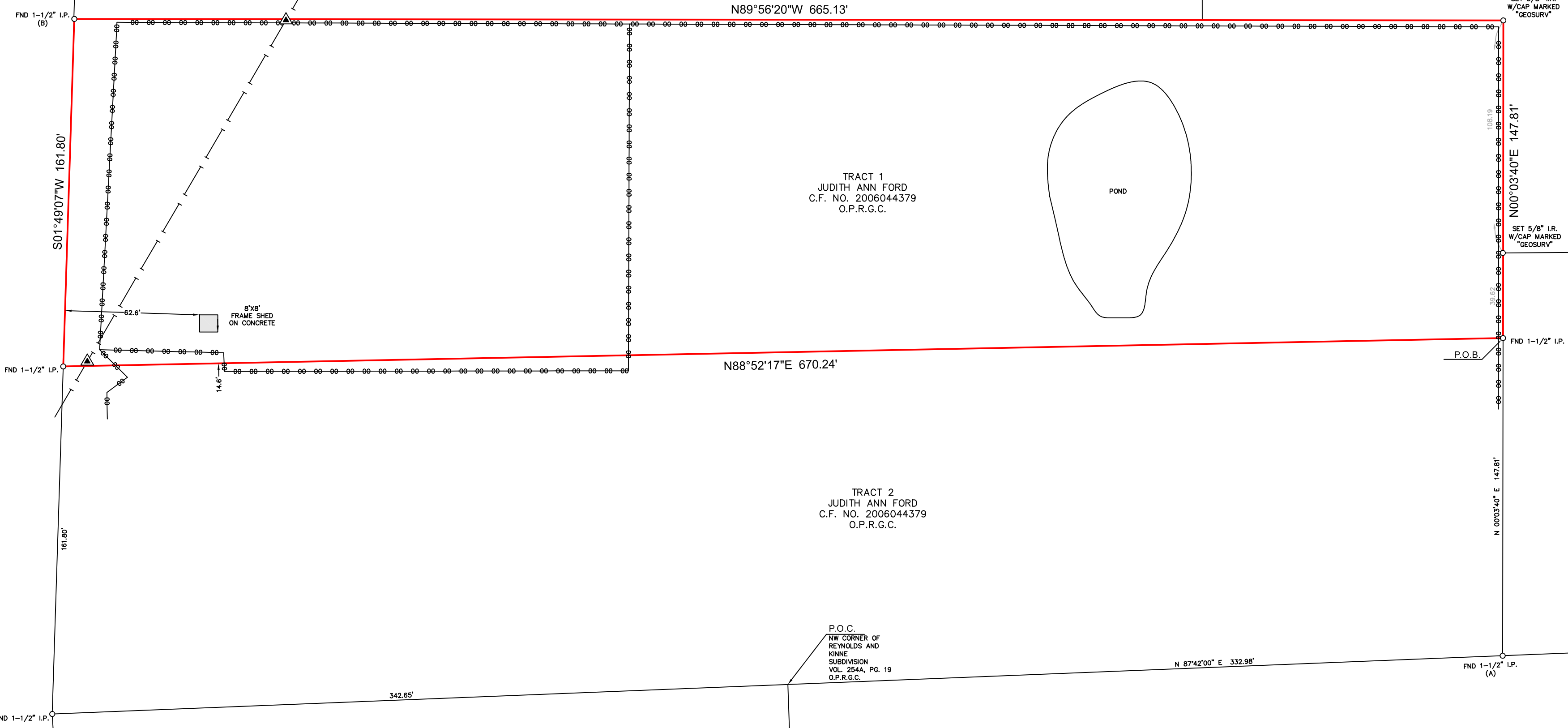
FIR ROAD
 (60' R.O.W.)

DOUGLAS RAY DOWNING &
 DYANNE KAY DOWNING
 C.F. NO. 2004032824
 O.P.R.G.C.

ZACHARY CASH
 C.F. NO. 2017004470
 O.P.R.G.C.



LILLEY ROAD
 (60' R.O.W.)



GORDON L. MYERS &
 CAROLE MYERS
 (RECORD NOT FOUND)

CHRISTINE HALE
 C.F. NO. 2019064735
 O.P.R.G.C.

JESUS MUNOZ
 C.F. NO. 2005007612
 O.P.R.G.C.

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MARCH 7, 2020, UNDER G.F. NO. 2481955-H045.
- PHILLIPS PETROLEUM RIGHT-OF-WAY EASEMENT AS SET FORTH IN VOL. 879, PG. 97. (GENERAL IN NATURE/NOT LOCATED BY DEED)
- PHILLIPS PETROLEUM RIGHT-OF-WAY EASEMENT AS SET FORTH IN VOL. 883, PG. 588. (GENERAL IN NATURE/NOT LOCATED BY DEED)
- PHILLIPS PETROLEUM RIGHT-OF-WAY EASEMENT AS SET FORTH IN VOL. 893, PG. 25. (GENERAL IN NATURE/NOT LOCATED BY DEED)
- PHILLIPS PETROLEUM RIGHT-OF-WAY EASEMENT AS SET FORTH IN VOL. 1423, PG. 112. (GENERAL IN NATURE/NOT LOCATED BY DEED)
- PHILLIPS PETROLEUM RIGHT-OF-WAY EASEMENT AS SET FORTH IN VOL. 1423, PG. 122. (GENERAL IN NATURE/NOT LOCATED BY DEED)
- UTILITY EASEMENT AS SET FORTH IN C.F. NO. 8522483. (DOES NOT APPLY TO SUBJECT PROPERTY)

LEGEND

- FENCE
- CHAIN LINK
- PIPELINE MARKER
- APPROXIMATE PIPELINE LOCATION

TITLE COMPANY:

281-488-0607

G.F. #: 2481955-H045 ISSUE DATE: MARCH 7, 2020

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 2.3716 ACRES (103,307 SQUARE FEET) SITUATED IN THE I.&G.N. RR. CO. SURVEY, ABSTRACT 621, SECTION 29, GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

SURVEYORS 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 MARCH 10, 2020 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
 RPLS# 4148

CLIENT: CODY HALEY
 ADDRESS: 1317 LILLEY ROAD
 www.survey1inc.com
 survey1@survey1inc.com

FIELD CREW: JJ
 DRAFTER: MH
 DATE: MAR. 16, 2020
 JOB#: 3-81990-20

TECH: ET
 FINAL CHECK: EF

Firm Registration No. 100758-00
 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

**DESCRIPTION OF A TRACT OF LAND CONTAINING
2.3716 ACRES (103,307 SQUARE FEET) SITUATED
IN THE I.&G.N. RR. CO. SURVEY, ABSTRACT 621, SECTION 29
GALVESTON COUNTY, TEXAS**

Being a tract of land containing 2.3716 acres (103,307 square feet), situated in the I. & G.N. RR. Co. Survey, Abstract 621, Section 29, Galveston County, Texas, being out of a tract of land out of Lot 5 in the I. & G.N. RR. Co. Survey, Abstract 621, Section 29, Galveston County, Texas, being out of tract 7 conveyed unto Donald Farmer, recorded under Volume 2977, Pg. 755 in the Office of the County Clerk of Galveston County, Texas, and being all of a tract of land described as "Tract 1" in deed conveyed unto Judith Ann Ford recorded under County Clerk's File No. 2006044379 of the Official Public Records of Galveston County, Texas. Said 2.3716-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of the Reynolds and Kinne Subdivision, according to the map or plat thereof recorded in Volume 254A, Page 19, in the Office of the County Clerk of Galveston County, Texas;

THENCE North 87°42'00" East, a distance of 332.98 feet to a found 1 1/2-inch iron pipe for a corner;

THENCE North 00°03'40" East, a distance of 147.81 feet to a found 1 1/2-inch iron pipe for the POINT OF BEGINNING and the southeast corner of the said tract herein described;

THENCE North 00°03'40" East, a distance of 147.81 feet to a found 5/8-inch iron rod with a cap marked "GEOSURV" for the northeast corner of the said tract herein described;

THENCE North 89°56'20" West, a distance of 665.13 feet to a found 1 1/2-inch iron pipe in the west right-of-way line of Lilley Road (60 feet wide), for the northwest corner of the said tract herein described;

THENCE South 01°49'07" West, along the west right-of-way line of said Lilley Road, a distance of 161.80 feet to a found 3/8-inch iron rod for the southwest corner of the said tract herein described;

THENCE North 88°52'17" East, a distance of 670.24 feet to the POINT OF BEGINNING and containing 2.3716 acres (103,307 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey I, Inc. (Firm Registration No. 100758-00) dated March 16, 2020, job number 3-81990-20.



A handwritten signature in blue ink, appearing to be "R. Fussell", written over the seal.