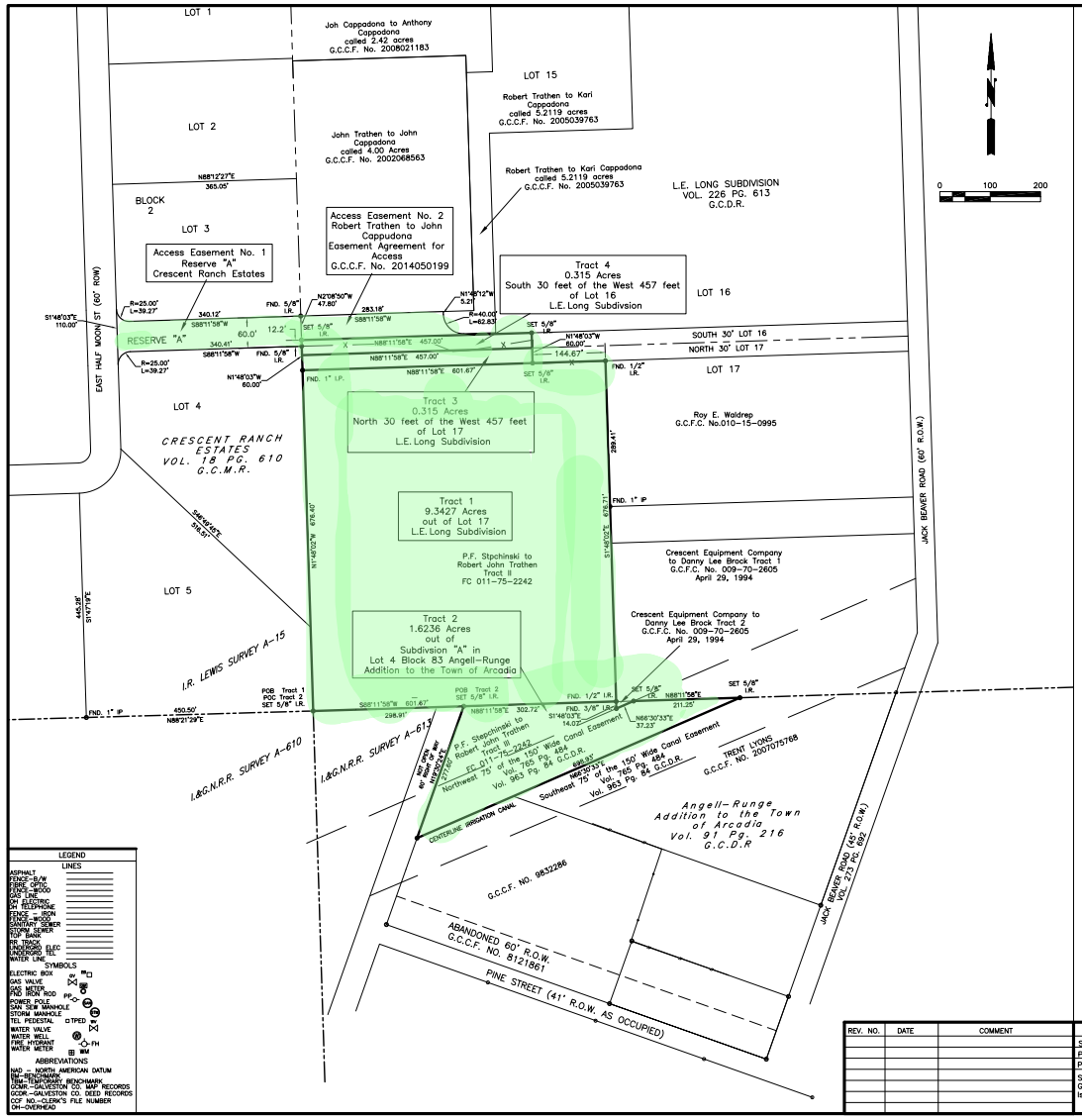

TRACT 1

BEING a 9.3427 acre (406,970 square feet) tract of land being out of and a part of Lot 17 of the L.E. LONG SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 226, Page 612, in the Office of the County Clerk of Galveston County, Texas, said 9.3427 acre parcel being more fully described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod set for the southwest corner of said Lot 17, said point further being the southwest corner of said L.E. LONG SUBDIVISION;

THENCE N 01°48'02" W, along the west line of said Lot 17, the same being the east line of the BARDS SUBDIVISION, according to the map thereof recorded in Volume 214, Page 347, in the Office of the County Clerk of Galveston County Texas, a distance of 676.40 feet to a 1 inch iron pipe found for corner, said point being at the southwest corner of that certain tract or parcel of land conveyed by Crescent Equipment Company Inc. to Robert J. Trahen, et ux., by instrument of record in Film Code 009-46-1998, Galveston County Deed Records;

THENCE N 88°11'58" E, along and with the south line of said Trahen tract and parallel with the north line of said Lot 17, a distance of 601.67 feet to ½ inch iron rod found for corner, said point being the northwest corner of that certain tract or parcel of land conveyed by Crescent Equipment Company, Inc., to Roy E. Waldrep, et us., by instrument of record in Film Code 010-15-0995, Galveston County Deed Records;

THENCE S 01°48'02" E, along and with the west line of said Waldrep tract and parallel with the west line of said Lot 17, a distance of 676.40 feet to a 1/2 inch iron rod found for corner, said point being at the south line of said Lot 17;

THENCE S 88°11'58" W, along and with said south line, a distance of 601.67 feet to the **PLACE OF BEGINNING**.

BASIS OF BEARING: Grid Texas State Plane Coordinate System, NAD83, South Central Zone.

TRACT 2

BEING a 1.6236 acre (70,724 square feet) tract of land being out of and a part of Subdivision "A" In Lot 4 of Block 83 of the ANGELL-RUNGE ADDITION to the TOWN OF ARCADIA, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 91, Page 216 of the Deed Records of Galveston County Texas, and being the same tract or parcel of land conveyed by Mary H. Beaver to P.F. Stepchinski by instrument dated April 19, 1994, and filed of record in "F.C. 009-70-2599, all In the office of the County Clerk of Galveston County Texas **SAVE AND EXCEPT** that portion of said Stepchinski Tract conveyed to Danny Lee Brock as Tract 2 In conveyance dated April 29, 1994 and recorded at F.C. 009-70-2605, said 1.6236 acre parcel being more fully described by metes and bounds as follows;

BEGINNING at a 5/8 Inch Iron rod set at the southeast corner of CRESCENT RANCH ESTATES, a subdivision In Galveston County Texas as per the map thereof recorded in Volume 18 Page 610 of the Galveston County Map Records, same being the southwest corner of Lot 17 of the L.E. LONG SUBDIVISION, a subdivision In Galveston County Texas as per the map thereof recorded In Volume 226 Page 613 of the Galveston County Deed Records;

THENCE N 88°11'58" E, along the south line of said Lot 17 a distance of 298.91 feet to a 5/8 Inch Iron rod set for the **PLACE OF BEGINNING** and northwest corner of the herein described tract;

THENCE N 88°11'58" E, continuing with said south line of Lot 17, a distance of 302.72 feet to a 5/8 Inch Iron rod set In the west line of said Brock Tract 2;

THENCE S 01°48'02" E, with the west line of said Brock Tract 2, a distance of 14.07 feet to a 1/2 Inch Iron rod found for the south corner of said Brock Tract 2;

THENCE N 66°30'33" E, with the south line of said Brock Tract 2, a distance of 37.23 feet to a set 5/8 Inch Iron rod;

THENCE N 88°11'58" E, with the south line of Brock Tract 1, same being the north line of said Subdivision "A" Lot 4 Block 83, a distance of 211.25 feet to 5/8" Iron rod set for the east corner of the herein described tract

THENCE S 66°30'33" W, with the centerline of a 150 foot wide Irrigation Canal Easement as described In Volume 765 Page 484 and Volume 963 Page 84 of the Galveston County Deed Records, a distance of 698.93 feet to a point for corner In the west line of said Subdivision "A" Lot 4 Block 83 and being in the east right of way line of a 60' wide County Road (Not Open);

THENCE N 19°30'24" E, with the said east line of 60 foot wide County Road (Not Open) a distance of 277.60 feet to the **PLACE OF BEGINNING.**

BASIS OF BEARING: Grid Texas State Plane Coordinate System, NAD83, South Central Zone.

TRACT 3
0.315 Acres
North 30 feet of the West 457 feet of Lot 17 L.E. LONG SUBDIVISION SUBDIVISION as per the map or plat thereof recorded in Volume 226 Page 613 of the Galveston County Deed Records

TRACT 4
0.315 Acres
South 30 feet of the West 457 feet of Lot 16 L.E. LONG SUBDIVISION SUBDIVISION as per the map or plat thereof recorded in Volume 226 Page 613 of the Galveston County Deed Records

ACCESS EASEMENT NO. 1
RESERVE "A" CRESCENT RANCH ESTATES SUBDIVISION as per the map or plat thereof recorded in Volume 18 Page 610 of the Galveston County Map Records

ACCESS EASEMENT NO. 2

Robert Trathen to John Cappudona Easement Agreement for Access Galveston County Clerk's File No. 2014050199

I, the undersigned, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey was made on the ground of the property legally described hereon and is true and correct to the best of my knowledge.

Robert D. Ellis
Tx. Reg. No. 4006

STATE OF TEXAS REGISTERED ROBERT D. ELLIS 4006 PROFESSIONAL LAND SURVEYOR

SURVEYOR NOTES:

1. Coordinates based on NAD83 (CORS96) Texas State Plane Coordinate System, South Central Zone.
2. Bearings referenced to Grid North, Texas State Plane Coordinate System NAD83, Texas South Central Zone.
3. This is an aboveground survey. The underground utilities, if shown, are based on information provided by various utility companies and/or above ground markers, and these locations should be considered approximate. There may be additional underground hazards not shown on this drawing, prior to any excavation the owner/contractor must contact Texas One-Call (1-800-245-4545) to mark onsite underground utilities/hazards.
4. Surveyor has made no investigative or independent search for easements of record encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
5. This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
6. The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
7. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
8. Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
9. The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.

REV. NO.	DATE	COMMENT

DATE: Nov. 9, 2015
SCALE: 1"=100'
PROPERTY ADDRESS:
PROJECT NO. P2466
Stewart Title Company
G.F. No. 1416741252
Issued Oct. 23, 2015

ELLIS SURVEYING SERVICES
ELLIS SURVEYING SERVICES, LLC.
2805 25th Ave N Texas City, TX 77590
Tel: (409) 938-8700 Fax (866) 678-7685
Texas Firm Reg. No. 100340-00

BOUNDARY SURVEY
FOUR TRACTS
OUT OF THE IRA LEWIS SURVEY A–15
AND THE I.&G.N.R.R. SURVEY A–613
GALVESTON COUNTY TEXAS

FILE_0898.pdf (#48)
1/1
2020-05-15 11:36:17