

PURCHASER: ERIC ANTHONY II AND MICAELA JOY RUSSELL PROPERTY ADDRESS: 32ND STREET SANTA FE, TEXAS

32ND

(50)

R.O.W.)

particularly described by metes and bounds as follows: subdivision in Galveston County, Texas, according to the map or A 3.6639 acre (159,600 Sq. Ft.) tract of land out of and a part of 113, Page 9, of the Deed Records of Galveston County, Texas, sai

COMMENCING at the northeast corner of said Outlot 431 and of 32nd Street (50' R.O.W.);

410.00' to a 34" iron pipe found for the POINT OF BEGINNING of being the northwest corner of a tract of land conveyed to A. Bou THENCE S88°01'34"W along and with the south right of way line 182, Page 515, of the Galveston County Deed Records;

of a tract of land conveyed to Jeffery & Teresa Sinness, as descri capped iron rod set for southeast corner of the tract herein desi 2019015055 of the Galveston County Deed Records; THENCE S01°58'26"E along and with the west line of said Bouth

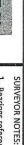
corner of a tract of land conveyed to Shane Long, as described in the Galveston County Deed Records; ½" iron rod found for southwest corner of the tract herein descr THENCE S88°01'34"W along and with the north line of said Sinn

rod "2753" for northwest corner of the tract herein described, s corner of a tract of land conveyed to Iva Mae Davis, as described said Davis tract and being in the south right of way line of said 3: the Galveston County Deed Records, and continuing for a total of THENCE N01°58'26"W along and with the east line of said Long

210.00' to the POINT OF BEGINNING of the tract herein describe THENCE N88°01'34"E along and with the south right of way line

## NOTES:

- Pipeline right-of-way easement granted to STANOLIND PIPE LINE COMPA reflected by instruments recorded in Volume 611, Page 269, Volume 639, P. Galveston County, Texas, is a blanket easement. Volume 643, Page 151, in the Deed Records in the office of the County Cler
- There were no visibly marked pipelines at time of survey



- 2. Surveyor has made no investigative or independent search for Bearings referenced to Grid North, Texas State Plane Coordinate covenants, ownership title evidence, or any other facts that an
- Except as specifically stated or shown on this plat, this survey d Any declaration made hereon or herein is made to the original restrictions; zoning or other land-use regulations; Agreements; may be applicable to the subject tract: easements; building set
- additional institutions or subsequent owners. Stewart Title

Robert D. Ellis

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Texas Firm Reg.

No. 100340-00

Tx. Reg. No. 4006

Scale: 1"= 120' Date: 01-28-2020 File No. 597395

PURCHASER: ERIC ANTHONY II AND MICAELA JOY RUSSELL PROPERTY ADDRESS: 32ND STREET SANTA FE, TEXAS

A 3.6639 acre (159,600 Sq. Ft.) tract of land out of and a part of Outlot 431, of Alta Loma Outlots, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 113, Page 9, of the Deed Records of Galveston County, Texas, said 3.6639 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said Outlot 431 and being in the south right of way line of 32nd Street (50' R.O.W.);

THENCE S88°01'34"W along and with the south right of way line of said 32nd Street, a distance of 410.00' to a 3/4" iron pipe found for the POINT OF BEGINNING of the herein described tract and being the northwest corner of a tract of land conveyed to A. Bouthery, as described in Volume 182, Page 515, of the Galveston County Deed Records;

THENCE S01°58'26"E along and with the west line of said Bouthery tract, a distance of 760.00' to a capped iron rod set for southeast corner of the tract herein described, and being in the north line of a tract of land conveyed to Jeffery & Teresa Sinness, as described in Instrument No. 2019015055 of the Galveston County Deed Records;

THENCE \$88°01'34"W along and with the north line of said Sinness tract, a distance of 210.00' to a 1/2" iron rod found for southwest corner of the tract herein described, same being the southeast corner of a tract of land conveyed to Shane Long, as described in Instrument No. 2014056188 of the Galveston County Deed Records;

THENCE N01°58'26"W along and with the east line of said Long tract, passing the south east corner of a tract of land conveyed to Iva Mae Davis, as described in Instrument No. 2005088142 of the Galveston County Deed Records, and continuing for a total distance of 760.00' to a capped iron rod "2753" for northwest corner of the tract herein described, same being the northeast corner of said Davis tract and being in the south right of way line of said 32nd Street;

THENCE N88°01'34"E along and with the south right of way line of said 32nd Street, a distance of 210.00' to the POINT OF BEGINNING of the tract herein described.