



**7404 Avenue C**

Being a tract of land situated in the Crawford Survey, Abstract No. 48, Galveston County, Texas, and being out of Out Lot 442, of Alta Loma Outlots, in Galveston County, Texas, according to the Map or Plat thereof recorded in Volume 113, Page 39, Map or Plat Records of Galveston County, Texas, and same being that tract of land conveyed to Gale Champomont and wife, Ruth Champomont, by deed recorded in Instrument No. 9828574, Real Property Records of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of that tract of land conveyed to James Richard Ingram, Jr. and wife, Ruth M. Ingram, by deed recorded in Instrument No. 9034621, Real Property Records of Galveston County, Texas and being along the West line of Avenue C (public right-of-way);

**THENCE** West, along the North line of said Ingram tract, a distance of 660.00 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Ingram tract and being along the East line of a tract of land conveyed to Marvin Pereira and wife, Alma Pereira, by deed recorded in Instrument No. 8923242, Real Property Records of Galveston County, Texas;

**THENCE** North, along the East line of said Pereira tract, a distance of 330.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of a tract of land conveyed to Jean L. Clark, by deed recorded in Instrument No. 2016047521, Real Property Records of Galveston County, Texas, and being on the East line of 32nd 1/2 Street (public right-of-way);

**THENCE** East, along the South line of said Clark tract, a distance of 660.60 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Clark tract and being along the West line of said Avenue C;

**THENCE** South 00 degrees 06 minutes 14 seconds West, along the West line of said Avenue C, a distance of 330.00 feet to the **POINT OF BEGINNING** and containing 217,899 square feet or 5.00 acres of land.

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor C.N. Fauquier hereby certifies to Paul Cantrell, Associated Credit Union of Texas, and Stewart Title, in connection with the transaction described in G.F. No. 18167040614 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 23rd day of April, 2018

*C.N. Fauquier*  
 C.N. Fauquier  
 Registered Professional Land Surveyor No. 4372



*[Handwritten signature]*

**NOTES:**  
 BEARINGS ARE BASED ON DEED RECORDED IN C.C. FILE NO. 3016047021.  
 EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	"x" FOUND / SET
⊗	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC OVERHEAD ELECTRIC POWER POLE
▲	UNDERGROUND ELECTRIC OVERHEAD ELECTRIC POWER POLE
▲	GRAVEL/ROCK ROAD OR DRIVE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	OLD WOOD TYPICAL RAISED RAIL
—	IRON FENCE
—	PIPE FENCE
—	COVERED POWER/TELEPHONE OR CABLE
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVEMENT
—	DOUBLE SIDED WOOD FENCE

**CBG SURVEYING INC.**  
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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 60'	04/23/18	1807978	SEE ABOVE	MARIA

**METES AND BOUNDS**  
 CRAWFORD SURVEY, ABSTRACT NO. 48  
 GALVESTON COUNTY, TEXAS  
 7404 AVENUE C



NOTE: According to the F.I.R.M. in Map No. 4854700185C, this property does lie in Zone C and does not lie within the 100 year flood zone.

