SURVEY of a tract of land consisting of two parcels known as Lot Four (4) and Lot Five (5), of the HUNTER'S CAMP, an unrecorded subdivision in Galveston County, Texas, said tract being out of the JAMES SPILLMAN SURVEY, Abstract No. 175, Galveston County, Texas, and being those same two (2) lots conveyed to Juan E. Gonzales by instrument recorded in Galveston County Clerk's File Number 2005035797, said tracts being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the Northeasterly line of Texas State Highway 6 with the Southeasterly line of Texas City Terminal Railroad Company right-of-way;

THENCE South 70°54'00" East, along the Northeasterly line of said Highway 6, a distance of 137.00 feet, to the point of curvature of a curve to the left, the degree of which is 2°02'34" with a central angle is 17°34'00";

THENCE Southeasterly, along the Northeasterly line of said Highway 6, following the arc of said curve to the left, said curve having a radius of 2,804.85 feet, a distance of 867.30 feet, the chord of which bears South 79°45'30" East, 863.85 feet, to a point of tangency;

THENCE South 88°37'00" East, along the Northeasterly line of said Highway 6, a distance of 3,290.80 feet, to the Southeastern corner of a tract conveyed to Archie N Patterson by deed recorded in Galveston County Clerk's File Number 2017053159, and the West line of West Hunter Drive, being a 30 foot road as occupied;

THENCE North 07°33'00" East, along the West line of said West Hunter Drive, a distance of 1,229.60 feet, to a point for corner;

THENCE South 82°27'00" East, over and across said West Hunter Drive, a distance of 30.00 feet, to the East line of said West Hunter Drive, the POINT OF BEGINNING and Southwestern corner said Lot 5 of herein described tract, and the Northwest corner of that certain tract conveyed to Rebecca Ruth Andoe by deed recorded in Galveston County Clerk's File Number 2012008779, said corner being marked by a set 1/2 inch rod;

THENCE North 07°33'00" East, along the East line of said West Hunter Drive, at a distance of 50.00 passing the common Wester Corner of said Lots 4 and 5, and continuing a total distance of 100.00 feet, to the Southwest corner of that certain tract conveyed to Alexander Larry by deed recorded in Galveston County Clerk's File Number 2008038210, and being marked by a set 1/2 inch rod;

THENCE South 82°27'00" East, along the South line of said Larry tract, at a distance of 94.4 feet passing a set 1/2 inch rod for a point on line, and continuing a total distance of 102.10 feet, to the Western line of a Canal, and the Southeast corner of said Larry tract;

THENCE South 07°33'00" West, along the West line of said Canal, at a distance of 50 feet passing the common Eastern corner of said Lots 4 and 5, and continuing a total distance of 100.00 feet, to the Northeast corner of said Andoe Tract;

THENCE North 82°27'00" West, along the North line of said Andoe tract, at 11.9 feet passing a set 1/2 inch rod for a point on line, and continuing a total distance of 102.10 feet, to the POINT OF BEGINNING and containing within said boundaries a calculated area of 0.234 acre (10,210 square feet) of land, more or less.

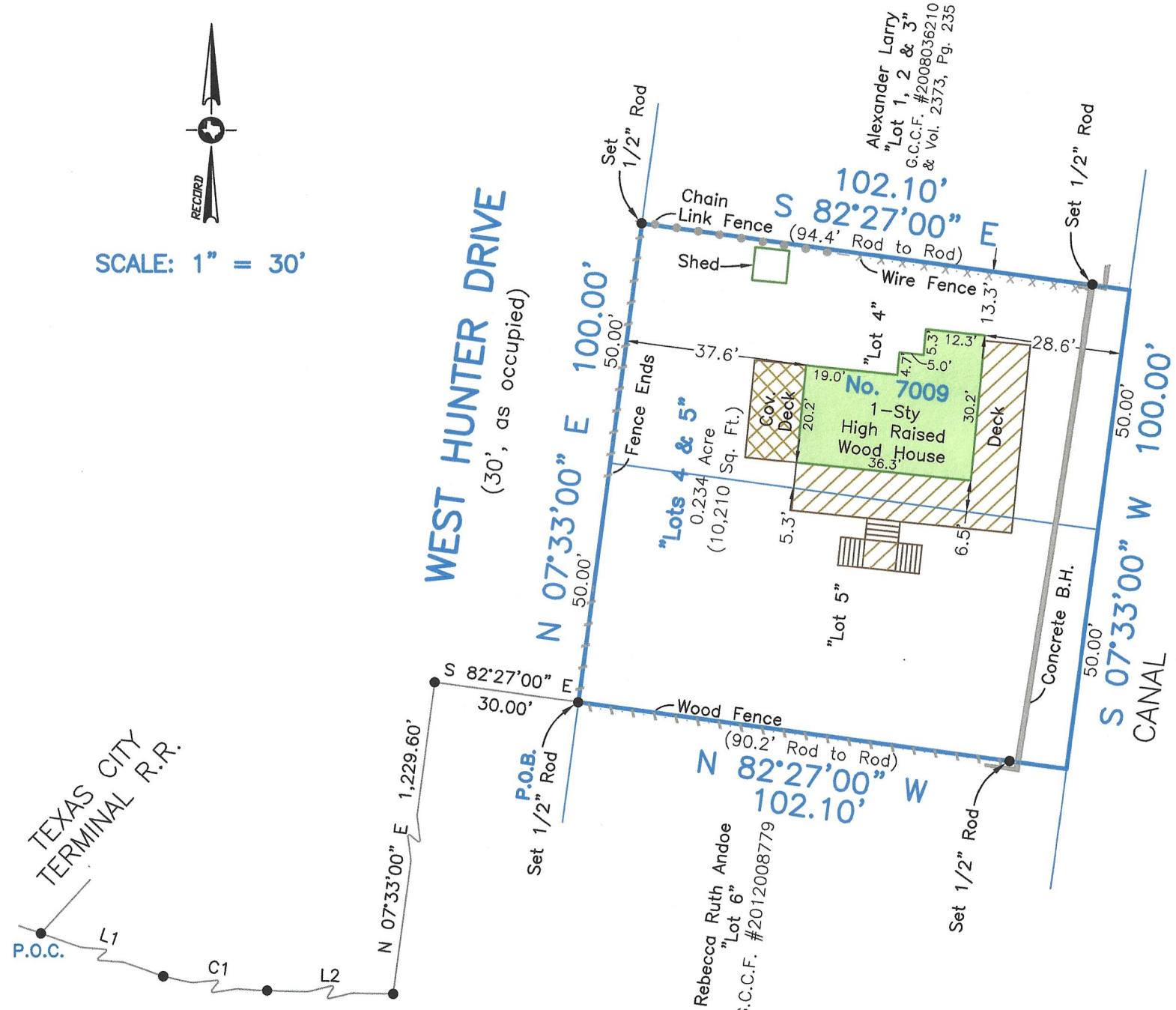
I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Brian S. House
Registered Professional
Land Surveyor No. 6520

STATE OF TEXAS
REGISTERED
BRIAN S. HOUSE
6520
PROFESSIONAL
LAND SURVEYOR

SURVEY DATE:	APRIL 7, 2021
FILE No.:	4113-0000-0004-000
DRAFTING:	AM
JOB No.:	21-0273

High Tide Land Surveying LLC.
GALVESTON OFFICE
Registration Number: 10193855
(409) 740-1517 www.hightidelandsurveying.com
8017 HARBORSIDE DRIVE | GALVESTON, TX 77554
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552



J. SPILLMAN SURVEY
ABSTRACT No. 175

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 70°54'00" E	137.00'
L2	S 88°37'00" E	3,290.80'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2,804.85'	867.30'	S 79°45'30" E	863.85'

NOTES:
1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
3) Bearings based on Monumentation of East R.O.W. line of W Hunter Drive.
4) Surveyed without benefit of a Title Report.