

PROPERTY ADDRESS: 1058 STAR DRIVE SAN LEON TX

BEING a 0.1648 acre (7,179 Sq. Ft.) tract of land and being commonly known as the southeast half of Lots 1, 2 and 3, of Fiesta Estates, Section Four, an unrecorded subdivision out of and a part of Lot Seven (7), Block 34, of the San Leon Farm Home Tracts, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 5, Page 51, of the Map Records of Galveston County, Texas, said 0.1648 acre tract being more particularly described by metes and bounds as follows:

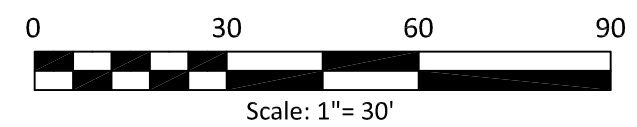
BEGINNING at a capped iron rod "Guthrie" found for the most southerly corner of the tract herein described, same being the point of intersection of the west right of way line of Star Drive (60' R.O.W.) with the north right of way line of Avenue "L" (60' R.O.W.);

THENCE N 77°39'49" W along and with the north right of way line of said Avenue "L", a distance of 47.86' to a 1/2" iron rod found for the most westerly corner of the tract herein described, same being the most southerly corner of a tract of land conveyed to Antonio Rodriguez, as described in Instrument No. 2003069039, of the Deed Records of Galveston County, Texas;

THENCE N 12°20'11" E along and with the east line of said Rodriguez tract, a distance of 150.00' to a capped iron rod "RD Ellis 4006" set for the most northerly corner of the tract herein described same being the most westerly corner of a tract of land conveyed to Thelma Chavez, as described in Instrument No. 2014003938, of the Deed Records of Galveston County, Texas;

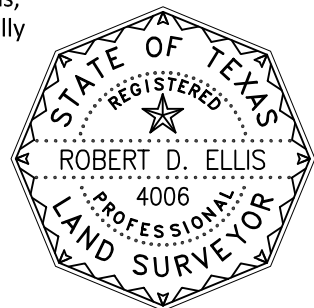
THENCE S 77°39'49" E along and with the south line of said Chavez tract, a distance of 47.86' to a capped iron rod "RD Ellis 4006" set for the most easterly corner of the tract herein described and being in the west right of way line of said Star Drive;

THENCE S 12°20'11" W along and with the west right of way line of said Star Drive, a distance of 150.00' to the POINT OF BEGINNING of the tract herein described.



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



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

SURVEYOR NOTES:

1. Bearings referenced to Grid North, Texas State Plane Coordinate System NAD83, Texas South Central Zone.
2. 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.
3. 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.
4. 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.

Date: 05-21-2021
Scale: 1"= 30'

PROJECT:
1058 STAR DRIVE