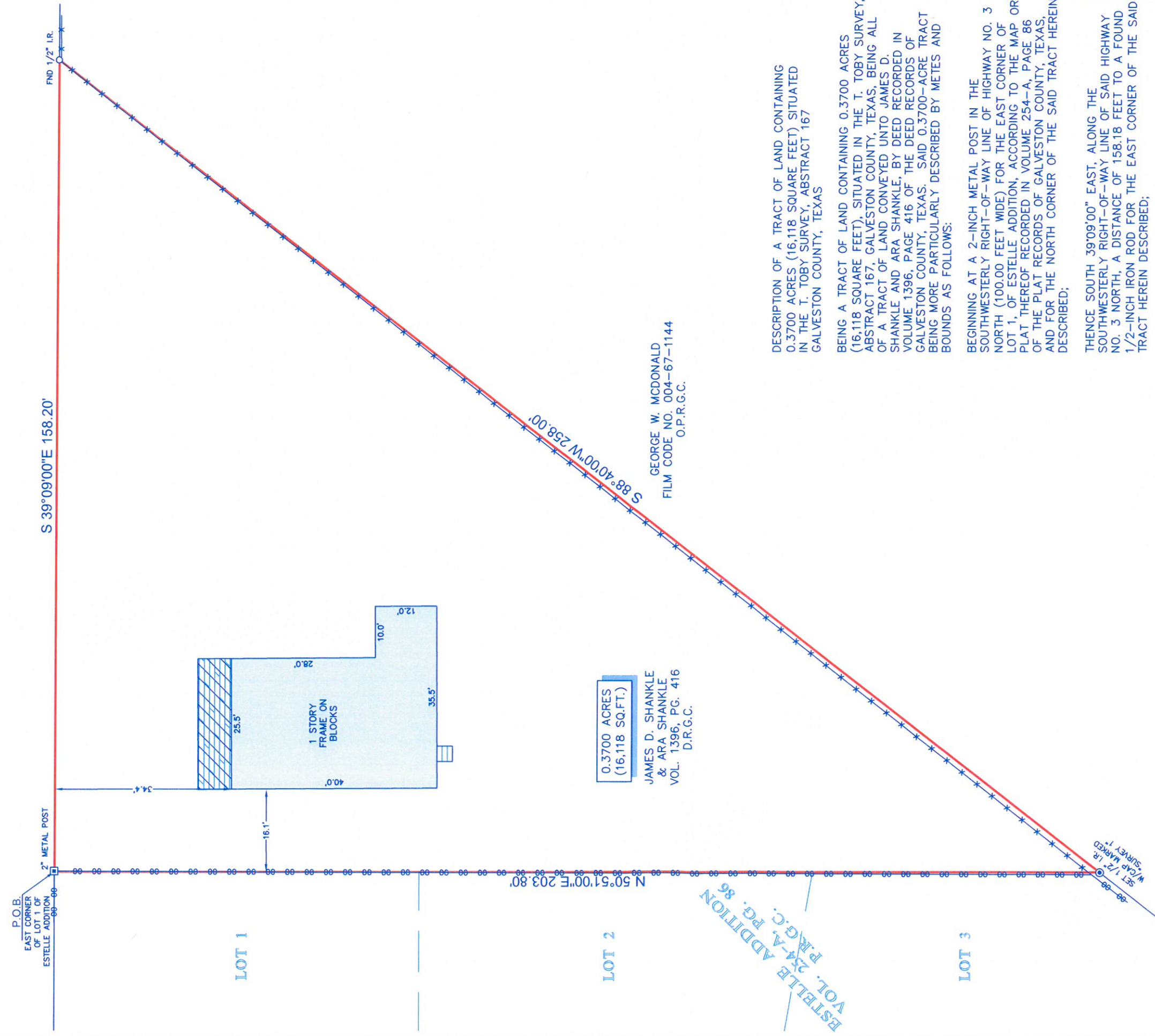


T-TOBY SURVEY ABSTRACT 197

HIGHWAY NO. 3 NORTH
(100' R.O.W.)



0.3700 ACRES
(16,118 SQ.FT.)
JAMES D. SHANKLE
& ARA SHANKLE
VOL. 1396, PG. 416
D.R.G.C.

GEORGE W. McDONALD
FILM CODE NO. 004-67-1144
O.P.R.G.C.

DESCRIPTION OF A TRACT OF LAND CONTAINING 0.3700 ACRES (16,118 SQUARE FEET) SITUATED IN THE T. TOBY SURVEY, ABSTRACT 167 GALVESTON COUNTY, TEXAS

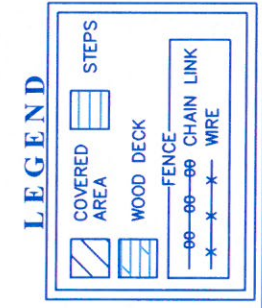
BEING A TRACT OF LAND CONTAINING 0.3700 ACRES (16,118 SQUARE FEET), SITUATED IN THE T. TOBY SURVEY, ABSTRACT 167, GALVESTON COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO JAMES D. SHANKLE AND ARA SHANKLE, BY DEED RECORDED IN VOLUME 1396, PAGE 416 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS. SAID 0.3700-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2-INCH METAL POST IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 3 NORTH (100.00 FEET WIDE) FOR THE EAST CORNER OF LOT 1, OF ESTELLE ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 86 OF THE PLAT RECORDS OF GALVESTON COUNTY, TEXAS, AND FOR THE NORTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 39°09'00" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY NO. 3 NORTH, A DISTANCE OF 158.18 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE EAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 88°40'00" WEST, A DISTANCE OF 257.98 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE WEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 50°51'00" EAST, A DISTANCE OF 203.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.3700 ACRES (16,118 SQUARE FEET), MORE OR LESS.



- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO JAMES D. SHANKLE AND ARA SHANKLE, RECORDED IN VOLUME 1396, PAGE 416 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS.
 - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
 - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.3700 ACRES (16,118 SQUARE FEET) SITUATED IN THE T. TOBY SURVEY, ABSTRACT 197, GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: THE WAVE GROUP, LLC

ADDRESS: 221 HIGHWAY NO. 3 NORTH
TITLE COMPANY:

Survey 1, Inc.
Your Land Survey Company

G.F. # 55116-GAT88
ISSUE DATE: JULY 25, 2017
www.survey1inc.com
Firm Registration No. 100759-00
P.O. Box 2543 | Alvin, TX 77512
(281)393-1382 | Fax(281)393-1383

GREAT AMERICAN
TITLE COMPANY

(281) 606-2000
ISSUE DATE: JULY 25, 2017
www.survey1inc.com
FIELD CREW: KR
survey1@survey1inc.com
NM/SB
Firm Registration No. 100759-00
KR
DRAFTER: NM
FINAL CHECK: EF
DATE: AUG. 2, 2017
JOB# 7-56204-17

RICHARD FUSSELL
RPLS# 4148