
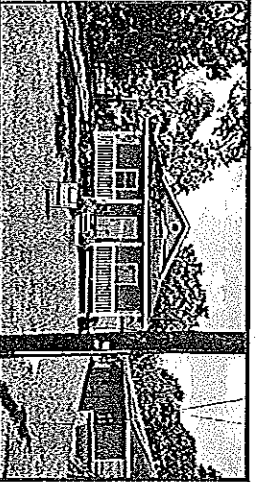




TITLE COMPANY:

Alamo Title Company

G.F. #:
 ATCH160803655H
 ISSUE DATE:
 JUNE 9, 2016
 281-488-3950



PERRY & AUSTIN SURVEY ABSTRACT 19

NICOLINI STREET
 (50' R.O.W.)

P.O.B.
 SE CORNER OF LOT 14 &
 NE CORNER OF LOT 13
 NICOLINI ADDITION TO THE
 TOWN OF DICKINSON
 VOL. 254, PG. 151
 TRANSFERRED TO PLAT
 RECORD 6, MAP NO. 44A
 O.R.G.C.

0.1753 ACRES
 (7,636 SQ.FT.)

LOT 14
 120.39'

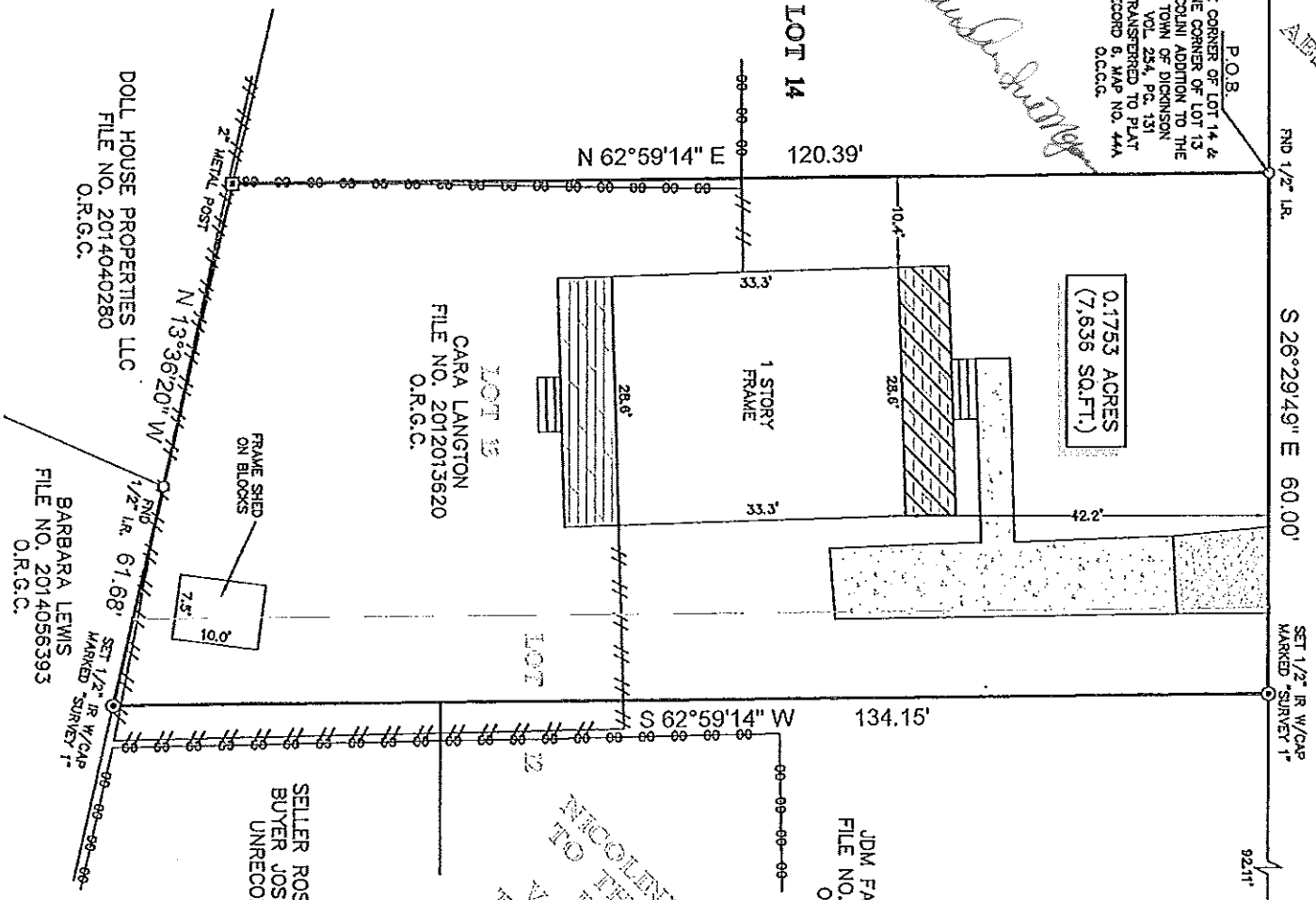
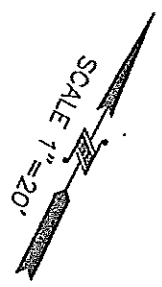
N 62°59'14" E
 120.39'

LOT 13
 CARA LANGTON
 FILE NO. 20120135620
 O.R.G.C.

LOT 12

JDM FAMILY TRUST
 FILE NO. 2014047716
 O.R.G.C.

45TH STREET
 (35' R.O.W.)



DOLL HOUSE PROPERTIES LLC
 FILE NO. 2014040280
 O.R.G.C.

BARBARA LEWIS
 FILE NO. 2014056393
 O.R.G.C.

SELLER ROSALVA SERRATO
 BUYER JOSE VARGAS SR.
 UNRECORDED DEED

NICOLINI ADDITION
 TO THE TOWN OF
 DICKINSON OF
 VOL. 254, PG. 151
 TRANSFERRED TO
 PLAT RECORD 6,
 MAP NO. 44A

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO CARA LANGTON, RECORDED IN COUNTY CLERK'S FILE NO. 20120135620 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS.
 2. ASSURANCE INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
 3. THIS SURVEY IS LIMITED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY; IT IS NOT INTENDED TO ADVISE ANY BUNDLING, DISTRIBUTIONS OR SUBSEQUENT CONVEYANCES.
 4. THIS SURVEY IS LIMITED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY; IT IS NOT INTENDED TO ADVISE ANY BUNDLING, DISTRIBUTIONS OR SUBSEQUENT CONVEYANCES.
 5. THERE ARE NO NATURAL DRAINAGE COURSES ON THE SUBJECT PROPERTY.
 6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JUNE 9, 2016, UNDER G.F. NO. ATCH160803655H.

LEGEND

	CONCRETE		WOOD DECK
	COVERED AREA		STEPS
	ASPHALT GRAVEL		
	FENCE		
	CHAIN LINK		
	WOOD		

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.1753 ACRES (7,636 SQUARE FEET), SITUATED IN THE PERRY AND AUSTIN SURVEY, ABSTRACT 19, GALVESTON COUNTY, TEXAS, BEING LOT 13 AND THE NORTH 10.00' OF LOT 12, OF NICOLINI ADDITION TO THE TOWN OF DICKINSON, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254, PAGE 151 AND TRANSFERRED TO PLAT RECORD 6, MAP NO. 44A, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT:
 MARISHA SUE MORGAN

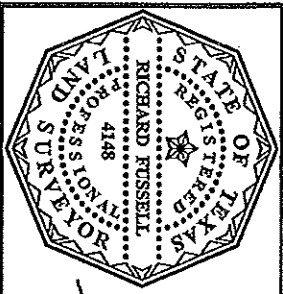
ADDRESS:
 4412 NICOLINI STREET

www.survey1inc.com
 survey1@survey1inc.com

Survey 1, Inc.

Your Land Survey Company
 Firm Registration No. 100758-00
 P.O. Box 2543 | Awn, TX 77512 | (281)393-1392

FIELD CREW: PS
 DRAFTER: RK
 DATE: JULY 14, 2016
 JOB# 6-46498-16



SURVEYOR CERTIFICATE:
 I, RICHARD RUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4148, STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON, THIS PLAT REPRESENTS THE PLATE FOUND ON THE GROUND DURING THE COURSE OF THE BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JUNE 20, 2016 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCUMBRANCES OR PROVISIONS EXCEPT AS SHOWN.

RICHARD RUSSELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 4148

DESCRIPTION OF A TRACT OF LAND CONTAINING
0.1753 ACRES (7,636 SQUARE FEET) SITUATED
IN THE PERRY AND AUSTIN SURVEY, ABSTRACT 19
GALVESTON COUNTY, TEXAS

Being a tract of land containing 0.1753 acres (7,636 square feet), situated in the Perry and Austin Survey, Abstract 19, Galveston County, Texas, being Lot 13 and the north 10.00' of Lot 12, of Nicolini Addition to the Town of Dickinson, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254, Page 131 and transferred to Plat Record 6, Map No. 44A, in the Office of the County Clerk of Galveston County, Texas, being all of a tract of land conveyed to Cara Langton by deed recorded under County Clerk's File No. 2012013620 of the Official Public Records of Galveston County, Texas. Said 0.1753-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod in the east right-of-way line of Nicolini Street (50 feet wide) at the southeast corner of Lot 14 and the northeast corner of Lot 13 of said Nicolini Addition for the northeast corner of said tract herein described;

THENCE South 26° 29' 49" East along the north right-of-way line of said Nicolini Street, a distance of 60.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the southeast corner of said tract herein described;

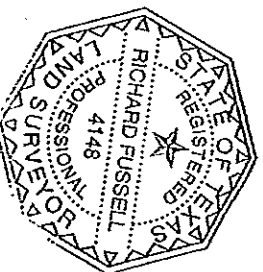
THENCE South 62° 59' 14" West, a distance of 134.15 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the southwest corner of said tract herein described;

THENCE North 13° 36' 20" West, a distance of 61.68 feet to a found 2-inch metal post for the northwest corner of said tract herein described;

THENCE North 62° 59' 14" East, a distance of 120.39 feet to the POINT OF BEGINNING and containing 0.1753 acres (7,636 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 14, 2016, job number 6-46498-16.

Survey 1, Inc.
P.O. Box 2543
Alvin, TX 77512
281-393-1382



A handwritten signature in black ink, appearing to read "Richard Fussell".

July 14, 2016