

11110A 28th Street

TRACT 1:

Being a portion of land out of Outlot 418, Alta Loma Outlots, Galveson County, Texas, according to the Map thereof, recorded in Volume 113, Page 39, in the Office of the County Clerk of Galveston County, Texas, same being that tract of land conveyed to Delta Vee Realty-Two, LLC, by deed recorded in Instrument No. 2017036617, Real Property Records of Galveston County, Texas, (Tract 1) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Lane Millis and Shelley Millis, by deed recorded in Instrument No. 2003059200, Real Property Records of Galveston County, Texas and lying along the East line of a tract of land conveyed to Glenn W. Riske Jr., and Kimberly A. Marsh-Riske, by deed recorded in Instrument No. 2010013003, Real Property Records of Galveston County, Texas;

THENCE North 01 degrees 52 minutes 17 seconds West, along the East line of said Riske tract, a distance of 99.93 feet to a point for corner, said corner being the Southwest corner of the remainder of Delta Vee Realty tract (Tract 2);

THENCE North 87 degrees 55 minutes 36 seconds East, along the South line of said Delta Vee Realty tract (Tract 2), a distance of 455.70 feet to a point for corner, said corner being a Southeast corner of Delta Vee Realty tract (Tract 2) and being the Southwest corner of a tract of land conveyed to Douglas Newman and Shelby Newman, by deed recorded in Instrument No. 2017061746, Real Property Records of Galveston County, Texas, and being the Northwest corner of a tract of land conveyed to Don Walla, by deed recorded in Instrument No. 2013078006, Real Property Records of Galveston County, Texas, from which a fence post found bears South 09 degrees 01 minutes 59 seconds East, a distance of 2.27 feet for witness;

THENCE South 01 degrees 40 minutes 10 seconds East, along the West line of said Walla tract, a distance of 99.93 feet to a point for corner, said corner being the Northeast corner of a tract of land conveyed to Juanita E. Aleman, by deed recorded in Instrument No. 2010062606, Real Property Records of Galveston County, Texas, from which a 1 inch iron pipe found online bears at a distance of 2.06 feet for reference;

THENCE South 87 degrees 55 minutes 36 seconds West, along the North line of said Aleman tract, a distance of 455.35 feet to the POINT OF BEGINNING and containing 45,519 square feet or 1.04 acres of land.

TRACT 2:

Being a portion of land out of Outlot 418, Alta Loma Outlots, Galveson County, Texas, according to the Map thereof, recorded in Volume 113, Page 39, in the Office of the County Clerk of Galveston County, Texas, same being that tract of land conveyed to Delta Vee Realty-Two, LLC, by deed recorded in Instrument No. 2017036617, Real Property Records of Galveston County, Texas, (Tract 2) and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Lane Millis and Shelley Millis, by deed recorded in Instrument No. 2003059200, Real Property Records of Galveston County, Texas and being the Southwest corner of the remainder of Delta Vee Realty tract (Tract 1), and lying along the East line of a tract of land conveyed to Glenn W. Riske Jr., and Kimberly A. Marsh-Riske, by deed recorded in Instrument No. 2010013003, Real Property Records of Galveston County, Texas;

THENCE North 01 degrees 52 minutes 17 seconds West, along the East line of said Riske tract, a distance of 99.93 feet to a point for corner, said corner being the Northwest corner of said remainder of Delta Vee Realty tract (Tract 1) and being the POINT OF BEGINNING of that tract herein described;

THENCE North 01 degrees 49 minutes 27 seconds West, along the East line of said Riske tract, a distance of 132.47 feet to a point for corner, said corner being a Southwest corner of a tract of land conveyed to Douglas Newman and Shelby Newman, by deed recorded in Instrument No. 2017061746, Real Property Records of Galveston County, Texas;

THENCE North 87 degrees 55 minutes 36 seconds East, along a South line of said Newman tract, a distance of 456.06 feet to a point for corner, said corner being an 'ell' corner of said Newman tract;

THENCE South 01 degrees 40 minutes 10 seconds East, along a West line of said Newman tract, a distance of 132.48 feet to a point for corner, said corner being a Southwest corner of said Newman tract and being the Northwest corner of a tract of land conveyed to Don Walla, by deed recorded in Instrument No. 2013078006, Real Property Records of Galveston County, Texas, and being the Northeast corner of said remainder of Delta Vee Realty tract (Tract 1), from which a fence post found bears South 09 degrees 01 minutes 59 seconds East, a distance of 2.27 feet for witness;

THENCE South 87 degrees 55 minutes 36 seconds West, along the North line of said remainder of Delta Vee Realty tract (Tract 1), a distance of 455.70 feet to the POINT OF BEGINNING and containing 60,392 square feet or 1.39 acres of land.

SURVEYOR'S CERTIFICATE

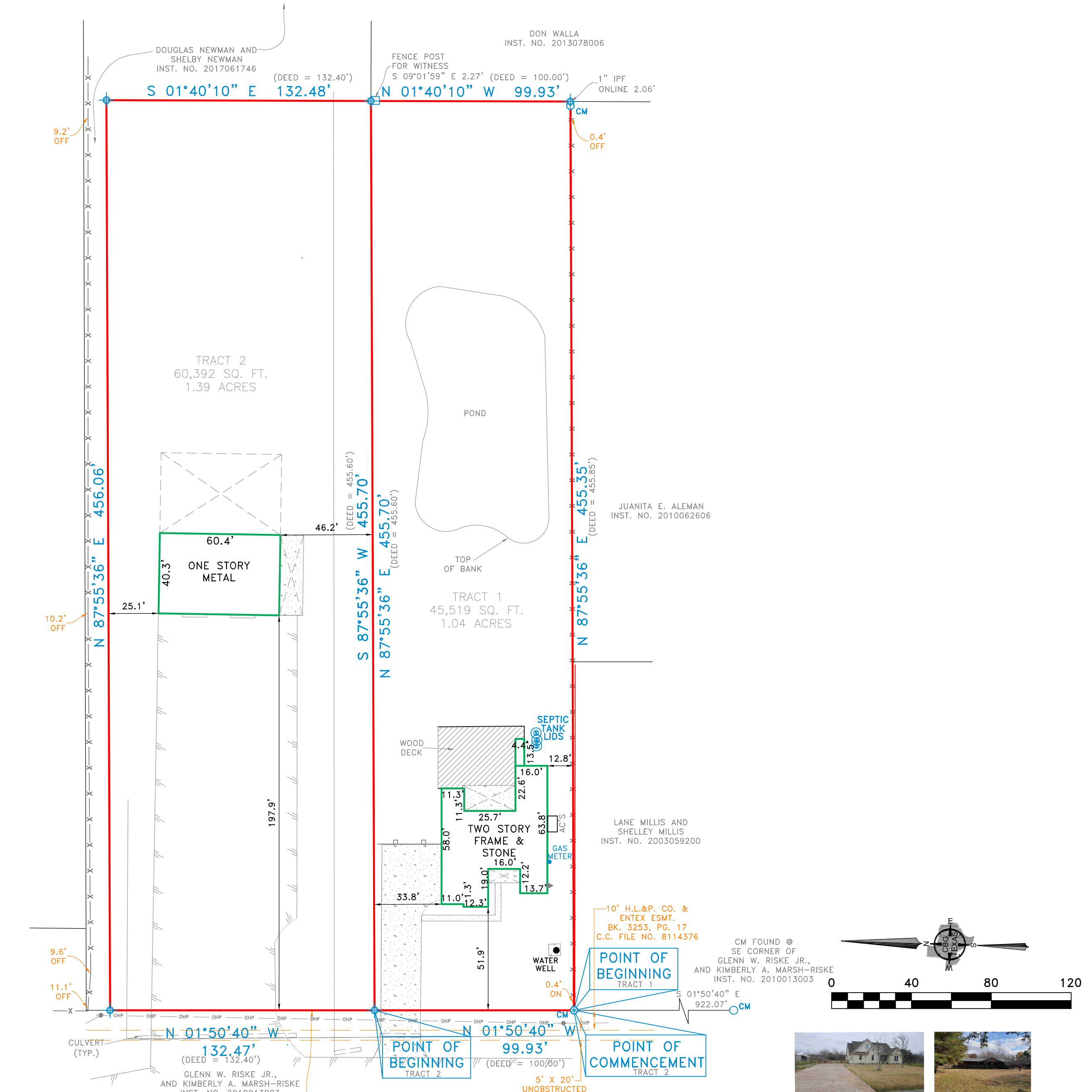
The undersigned Registered Professional Land Surveyor C.N. Fauquier hereby certifies to The Client, in connection with the transaction described in G.F. No. 18-364162-LG that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey 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 are 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 16th day of January, 2019

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



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 1339, PG. 604, VOL. 783, PG. 251, C.C. FILE NO. 9305994

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

VARIABLE WIDTH INGRESS AND EGRESS C.C. FILE NO. 2009054121

NOTE: According to the F.I.R.M. in Map No. 4815620020B, this property does lie in Zone C and DOES NOT lie within the 100 year flood zone.

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
○	POINT FOR CORNER
○	GRAVEL/ROCK ROAD OR DRIVE
■	POOL EQUIPMENT
■	COLUMN
■	AIR CONDITIONING
■	FIRE HYDRANT
■	OVERHEAD ELECTRIC SERVICE
■	OVERHEAD POWER LINE
■	CONCRETE PAVING
■	DOUBLE SIDED WOOD FENCE
■	ASPHALT PAVING
■	CHAIN LINK FENCE
■	WOOD FENCE
■	0.5" WIDE TYPICAL BARBED WIRE
■	IRON FENCE
■	PIPE FENCE
■	COVERED PORCH/DECK OR CARPORT

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	01/16/19	1900598	SEE ABOVE	MARIA

METES AND BOUNDS

PORTION OF OUTLOT 418, ALTA LOMA OUTLOTS

GALVESTON COUNTY, TEXAS

11110A 28TH STREET