

**0 SUNSET DRIVE**

BEING A PORTION OF LOT 85, ADDITION "D" TO THE TOWN DICKINSON, A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 7, PAGE 1, OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS. MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED:

TITLE COMPANY: WFG NATIONAL  
TITLE INSURANCE COMPANY  
GF. No.: 79587-GAT80

**FLOOD INFORMATION**

FLOOD ZONE: ZONE "AE"  
FLOOD MAP # 48167C0229G  
FLOOD MAP COUNTY: GALVESTON  
FLOOD MAP DATE: 08/15/19

THIS PROPERTY LIES IN THE 100 YEAR FLOOD ZONE.

**PAUL & MARGARITA WYSSBROD**  
0.714 ACRE  
GALVESTON COUNTY, TEXAS

**KENNETH R. YATES**  
0.714 ACRE  
C.C.F.N. 2018074527  
GALVESTON COUNTY, TEXAS

**Tract 1**  
0.714 ACRE  
C.C.F.N. 5908337  
GALVESTON COUNTY, TEXAS

**FROBIE ERNEST SR.,**  
0.714 ACRE  
C.C.F.N. 9957972  
GALVESTON COUNTY, TEXAS

**JOHN STEADHAM SR., & BRENDA STEADHAM**  
TRACT 2  
0.714 ACRE  
C.C.F.N. 2015014963  
GALVESTON COUNTY, TEXAS

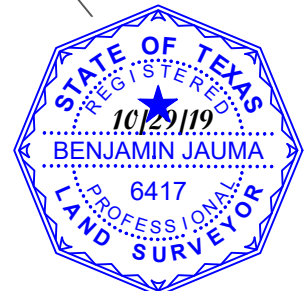
**LOT 21**  
YUPON ADDITION NO. 1  
VOLUME 9, PAGE 95  
M.R.G.C.

**LOT 11**  
YUPON ADDITION NO. 1  
VOLUME 9, PAGE 95  
M.R.G.C.

**LOT 9**  
YUPON ADDITION NO. 1  
VOLUME 9, PAGE 95  
M.R.G.C.

**NOTES:**

- All bearings, distances, and coordinates are referenced to the recorded subdivision plat unless otherwise noted.
- Flood information is based on the National Flood Insurance Program's Flood Insurance Rate Map for Harris County.
- The survey was made in reliance upon that certain commitment for title insurance issued by WFG National Title Insurance Company under G.F. Number 79587-GAT80 issued October 28, 2019.
- Visible and apparent easements on or across property described in Schedule A. REFERENCE DOCUMENT FOR PARTICULARS
- There are no natural drainage courses on subject property.
- The surveyor has not abstracted the property nor performed property research.
- This survey is made in conjunction with the information provided by WFG National Title Insurance Company. This survey is certified to said title insurance company listed hereon for this transaction only. This survey represents intellectual property of Action Surveying. This survey is not transferable to additional institutions or subsequent owners. Any loss resulting from unauthorized use shall not be the responsibility of Action Surveying. Use of this survey, by any parties other than the paying client of the transaction dated today, shall be at the user's own risk.



**SURVEYOR'S CERTIFICATE:**

I DO HEREBY CERTIFY TO:  
WFG NATIONAL TITLE INSURANCE COMPANY,  
AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

**LEGEND:**

- M.R.G.C. - MAP RECORDS GALVESTON COUNTY
- R.O.W. - RIGHT-OF-WAY
- C.C.F.N. - COUNTY CLERK'S FILE NUMBER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING

THIS IS TO CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY COMPLETED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH, AND SUBSTANTIALITY COMPLIES WITH, THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

*Benjamin Jauma*  
BENJAMIN JOHN JAUMA  
TEXAS RPLS# 6417  
DATED: OCTOBER 29, 2019



SCALE: 1"= 50'

0' 25' 50'

- SUBJECT TRACT

ACTION SURVEYING  
10210 FUQUA  
HOUSTON, TEXAS 77089  
713-941-8600  
TX FIRM: 10133600  
www.actionsurveying.com

**REVISIONS**

DRAWN BY: BJ PROJ. MGR.: BJ  
DATE: 10/29/19  
JOB#: 12033 SHEET 1 OF 2

FILENAME: E:\12033\DWG\1904 SUNSET DRIVE.DWG



**ACTION SURVEYING**  
MAPPING AND ENVIRONMENTAL CONSULTING

**10210 FUQUA**  
**HOUSTON, TX 77089**  
**713 941 8600**  
**www.actionsurveying.com**

FIELD NOTES OF 0.7143 ACRES  
OF LAND SITUATED IN THE  
PERRY AND AUSTIN SURVEY, A-19,  
GALVESTON COUNTY, TEXAS

Being a 0.714 acre tract of land out of the Perry and Austin Survey, A-19 and being a portion of Lot 85, of Addition "D" to the Town of Dickinson, a subdivision in Galveston County, Texas according to the map or plat thereof recorded in Volume 115, Page 10 and later transferred to Volume 7, Page 1 of the Map Records Galveston County, Texas, (M.R.G.C.) further described by metes and bounds as follows:

**BEGINNING** at a point in the North line of Lot 85, Addition "D", to the Town of Dickinson, Galveston County, Texas, said point being South 50°46 min. West a distance of 282.85 feet from the Northeast corner of said Lot 85;

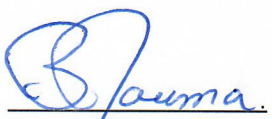
**THENCE** SOUTH 39°14'00" East and parallel with the East line of Lot 85, a distance of 330.00 feet to a point for corner;

**THENCE** SOUTH 50°46'00" West and parallel with the North line of Lot 85, a distance of 94.29 feet to a point for corner;

**THENCE** NORTH 39°14'00" West and parallel with the East line of Lot 85, a distance of 330.00 feet to a point in the North line of Lot 85, for a corner;

**THENCE** NORTH 50 °46' 00" min East, a distance of 94.29 feet to the **PLACE OF BEGINNING**, containing 0.714 acres more or less.

See plat of survey made under my Seal and Dated October 29, 2019

  
**BENJAMIN J. JAUMA**  
**RPLS 6417**  
**DATE 10/29/19**



**JOB No.: 12033**  
**TX FIRM: 10133600**