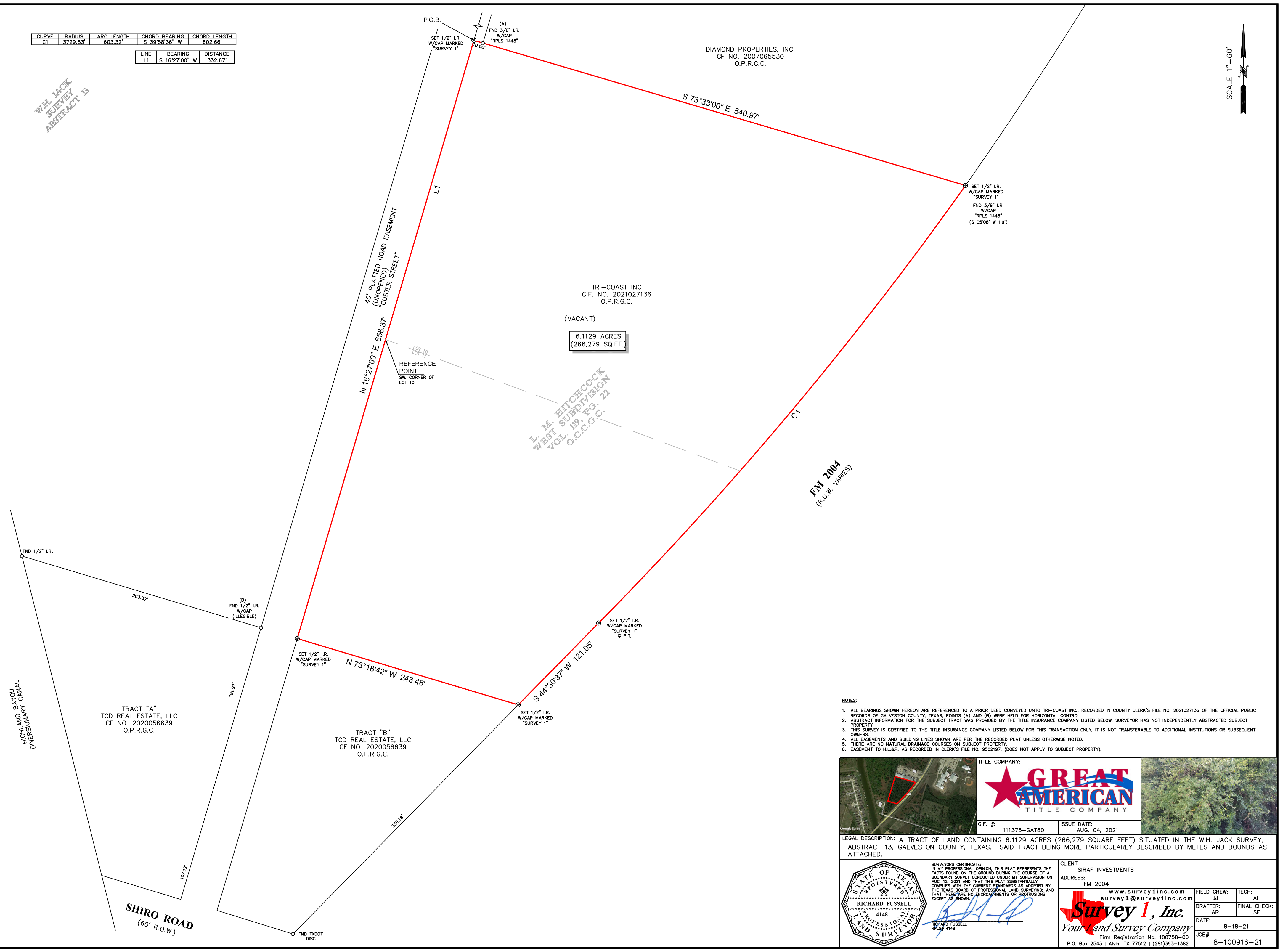


CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3729.83	603.32	S 39°58'36" W	602.66

LINE	BEARING	DISTANCE
L1	S 16°27'00" W	332.67

W.H. JACK
SURVEY
ABSTRACT 13

SCALE 1"=60'



TRI-COAST INC
C.F. NO. 2021027136
O.P.R.G.C.

(VACANT)
6.1129 ACRES
(266,279 SQ.FT.)

L. M. HITCHCOCK
WEST SUBDIVISION
VOL. 119 PG. 22
O.C.C.G.C.

FM 2004
(R.O.W. VARIES)

TRACT "A"
TCD REAL ESTATE, LLC
CF NO. 2020056639
O.P.R.G.C.

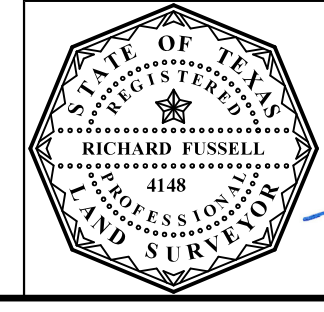
TRACT "B"
TCD REAL ESTATE, LLC
CF NO. 2020056639
O.P.R.G.C.

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO TRI-COAST INC., RECORDED IN COUNTY CLERK'S FILE NO. 2021027136 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 3. 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.
 4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 6. EASEMENT TO H.L.49, AS RECORDED IN CLERK'S FILE NO. 9502197, (DOES NOT APPLY TO SUBJECT PROPERTY).

TITLE COMPANY:

G.F. #: 111375-GAT80 ISSUE DATE: AUG. 04, 2021

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 6.1129 ACRES (266,279 SQUARE FEET) SITUATED IN THE W.H. JACK SURVEY, ABSTRACT 13, GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON AUG. 12, 2021 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 ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS # 4148

CLIENT: SIRAF INVESTMENTS

ADDRESS: FM 2004

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW:	TECH:
JJ	AH
DRAFTER:	FINAL CHECK:
AR	SF
DATE:	
8-18-21	
JOB#	
8-100916-21	