

WRIGHT STREET
20' RIGHT-OF-WAY

N42° 31' 18"E,
20.29'

A PORTION
OF LOT-2

CALLED 0.603 ACRES
HARVEY THOMAS
& VERNELL THOMAS
VOL. 299, PG. 345, O.R.A.C.T.

REMAINDER
OF LOT-2

POINT OF
BEGINNING
5/8" I.R.

N42° 08' 15"E ~ 223.55'

N48° 38' 57"W,
117.49'

UNNAMED
STREET
20' RIGHT-OF-WAY

LOT-19

LOT-13

1.573 ACRES

68,524.64 SQ. FT.

S46° 28' 23"E ~ 397.56'

LOT-20

LOT-14

GASPAR STREET
20' RIGHT-OF-WAY

N46° 28' 23"W ~ 274.78'

LOT-21

LOT-15

S43° 25' 52"W ~ 239.31'

LOT-22

LOT-16

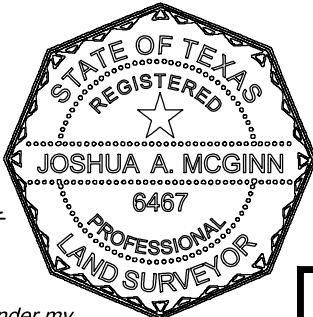
BLOCK-1,
OF THE EASTON VILLAGE, L.P.
C.C.F.# 070610, O.R.A.C.T.

SURVEYOR'S NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF= 0.999885).
2. THE ADDRESS OF THE PROPERTY SURVEYED IS: 515 WRIGHT STREET, SEALY, TX 77474
3. THE PROPERTY SURVEYED FULLY LIES IN ZONE "X" (UNSHADED) ACCORDING TO THE FEMA FIRM MAP# 48015C0320F, DATED OCTOBER 18, 2019.
4. THIS SURVEY RELIED UPON A CURRENT TITLE COMMITMENT FROM COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 21-90266, EFFECTIVE DATE OF JULY 20, 2021.

LEGEND	
●	FOUND 5/8-INCH IRON ROD
○	SET 5/8" IRON ROD W/ CAP
O.R.A.C.T.	OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS
C.C.F.#	COUNTY CLERKS FILE NUMBER

Joshua A. McGinn
09-10-2021
JOSHUA A. MCGINN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6467



I hereby certify that this survey was made on the ground under my direct supervision and that this Plat correctly represents the facts found at the time of the survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Survey as specified by Condition IV.



SOUTH POINT SURVEYING, PLLC
LAND SURVEYING SERVICES
3221 S. MAIN STREET, PEARLAND, TX 77581
PHONE: 281-489-5656
WWW.SP-SURVEYING.COM
TBPLS# 10194401

0 30' 60'



SCALE: 1" = 60'

LAND TITLE SURVEY
OF A 1.573 ACRE TRACT OF LAND
BEING A COMBINATION OF LOT-19, LOT-20,
LOT-21 AND A PORTION OF LOT-2,
AS RECORDED IN
VOL. 131, PG. 301, O.R.A.C.T.
SITUATED IN THE
SAN FELIPE DE AUSTIN SURVEY, A-5
AUSTIN COUNTY, TEXAS

PAGE: 2 OF 2

DATE: 09-10-2021

JN: 21-99-024