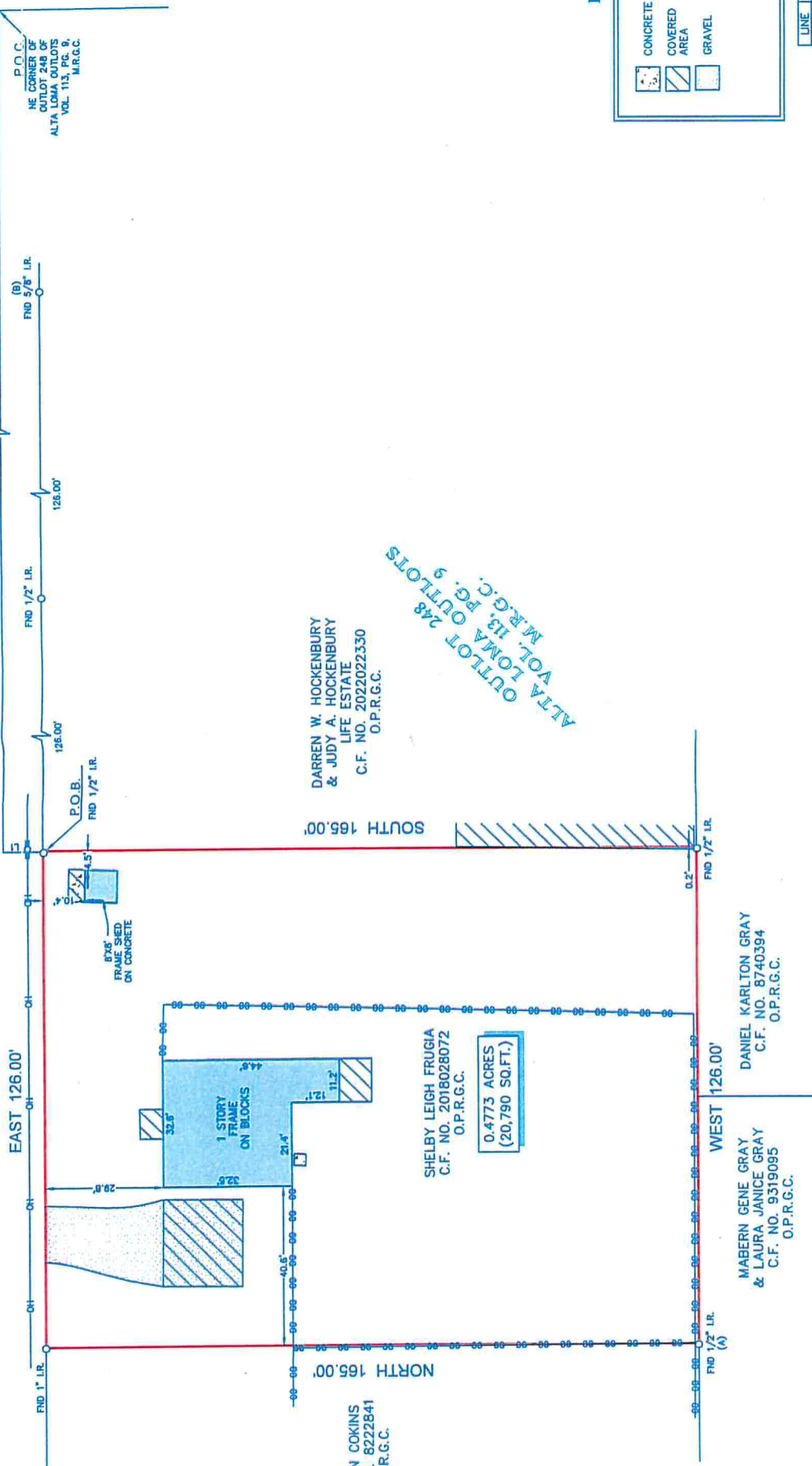


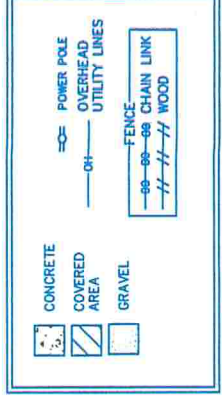
LEMUEL CRAWFORD SURVEY ABSTRACT 47

32ND STREET
(60' R.O.W.)



SCALE 1" = 30'

LEGEND



LINE	BEARING	DISTANCE
L1	SOUTH	10.00'

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.4773 ACRES (20,790 SQUARE FEET) SITUATED IN THE LEMUEL CRAWFORD SURVEY, ABSTRACT 47, GALVESTON COUNTY, TEXAS, BEING OUT OF AND A PART OF OUTLOT 248 OF ALTA LOMA OUTLOTS PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

SURVEYOR CERTIFICATE:
I, RICHARD FUSSELL, A LICENSED PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE PLAT SUBMITTALLY COMPLES WITH THE CURRENT STATUTES AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL SURVEYORS. I CERTIFY THAT THESE ARE THE DIMENSIONS AND PROPORTIONS SHOWN.



CLIENT: JUSTIN DUFFEY AND ERICA DUFFEY
ADDRESS: 12313 32ND STREET
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:
DRAFTER:	FINAL CHECK:
DATE:	JOB#
JUNE 13, 2022	6-112988-22

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO SHELBY LEIGH FRUGIA IN COUNTY CLERK'S FILE NO. 2018028072 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, BOOKS (A) AND (B), WHICH WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
2. 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.
3. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
4. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.



SOUTH-LAND TITLE
409-966-5601
ISSUE DATE: MAY 31, 2022
G.F. # TC2292498

TITLE COMPANY:
G.F. #

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.4773 ACRES (20,790 SQUARE FEET) SITUATED
IN THE LEMUEL CRAWFORD SURVEY, ABSTRACT 47
GALVESTON COUNTY, TEXAS**

Being a tract of land containing 0.4773 acres (20,790 square feet), situated in the Lemuel Crawford Survey, Abstract 47, Galveston County, Texas, being all of a tract of land conveyed unto Shelby Leigh Frugia in County Clerk's File No. 2018028072 of the Official Public Records of Galveston County, Texas, and being out of and a part of Outlot 248 of Alta Loma Outlots as recorded in Volume 113, Page 9 of the Map Records of Galveston County, Texas. Said 0.4773-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said Outlot 248;

THENCE West, along the north line of said Outlot 248, a distance of 942.00 feet to a point;

THENCE South, a distance of 10.00 feet to a found 1/2-inch iron rod being in the south right-of-way line of 32nd Street (60.00 feet wide) and being the northeast corner and POINT OF BEGINNING of the said tract herein described;

THENCE South, a distance of 165.00 feet to a found 1/2-inch iron rod for the southeast corner of the said tract herein described;

THENCE West, a distance of 126.00 feet to a found 1/2-inch iron rod for the southwest corner of the said tract herein described;

THENCE North, a distance of 165.00 feet to a found 1-inch iron rod in the south right-of-way line of said 32nd Street, for the northwest corner of the said tract herein described;

THENCE East, along the south right-of-way line of said 32nd Street, a distance of 126.00 feet to the POINT OF BEGINNING and containing 0.4773 acres (20,790 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey I, Inc. (Firm Registration No. 100758-00) dated June 13, 2022, job number 6-112988-22.



Survey I, Inc.
Your Land Survey Company