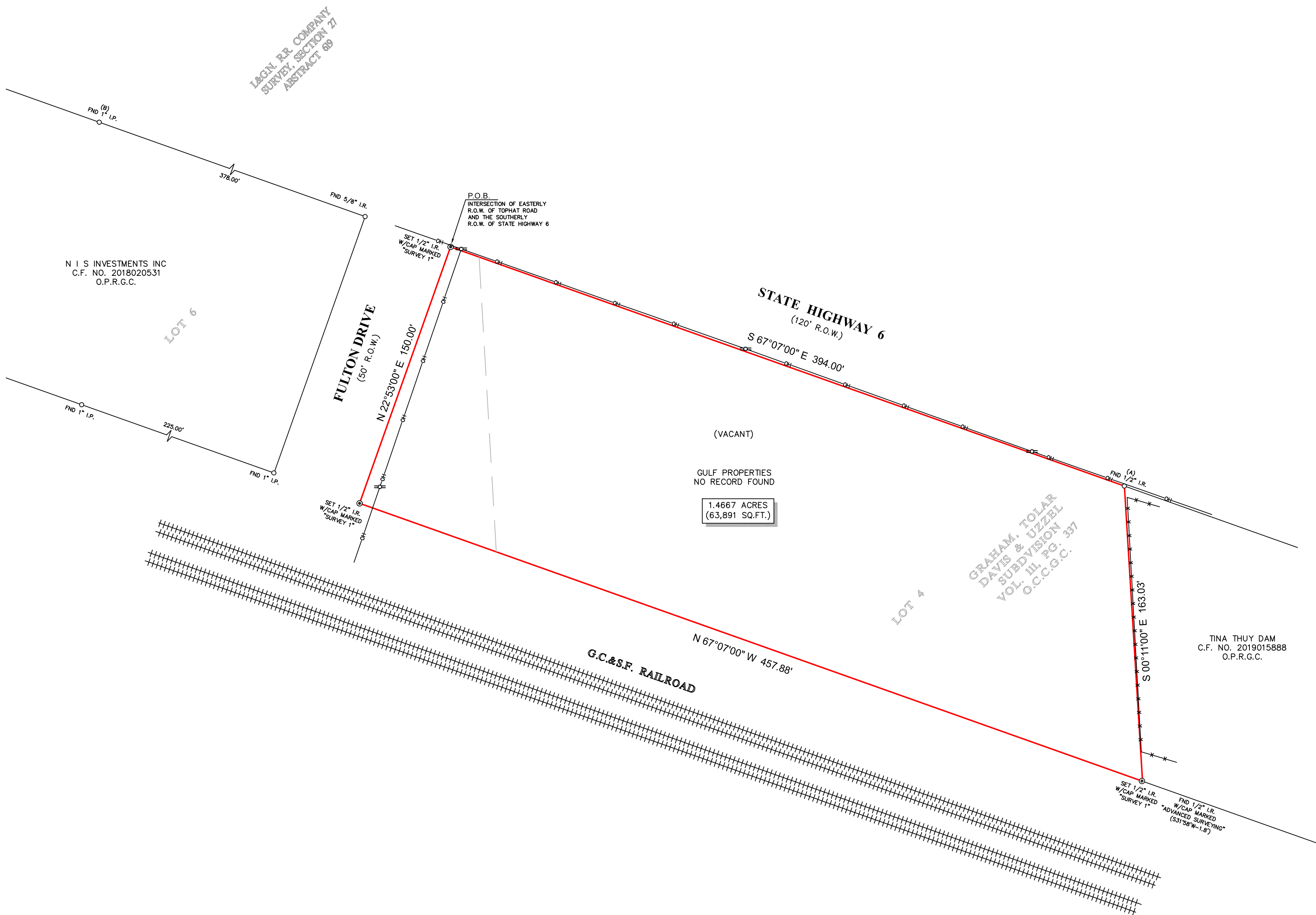
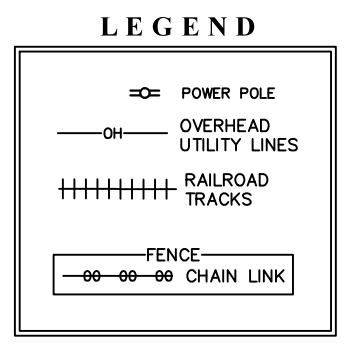


SCALE 1" = 40'



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO N I S INVESTMENTS INC. IN COUNTY CLERK'S FILE NO. 2018020531 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 ABOVE. 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. RIGHT OF WAY AGREEMENT AS RECORDED UNDER VOL. 1211 PG. 529 D.R.G.C.
7. RIGHT OF WAY AGREEMENT AS RECORDED UNDER VOL. 1211 PG. 530 D.R.G.C.
8. RIGHT OF WAY AGREEMENT AS RECORDED UNDER VOL. 1299 PG. 247 D.R.G.C.



	TITLE COMPANY: 409-744-0727	
	G.F. #: GV2183410	ISSUE DATE: APRIL 26, 2021
LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.4667 ACRES (63,891 SQUARE FEET) SITUATED IN THE I.&G.N. R.R. COMPANY SURVEY, SECTION 27, ABSTRACT 619, GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.		
	SURVEYOR'S 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 MAY 3, 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.	
	CLIENT: KS&B ENTERPRISES, INC. ADDRESS: STATE HIGHWAY 6 www.survey1inc.com survey1@survey1inc.com	
		FIELD CREW: JF TECH: EF DATE: MAY 7, 2021 JOB#: 4-96260-21
Firm Registration No. 100758-00 P.O. Box 2543 Alvin, TX 77512 (281)393-1382		