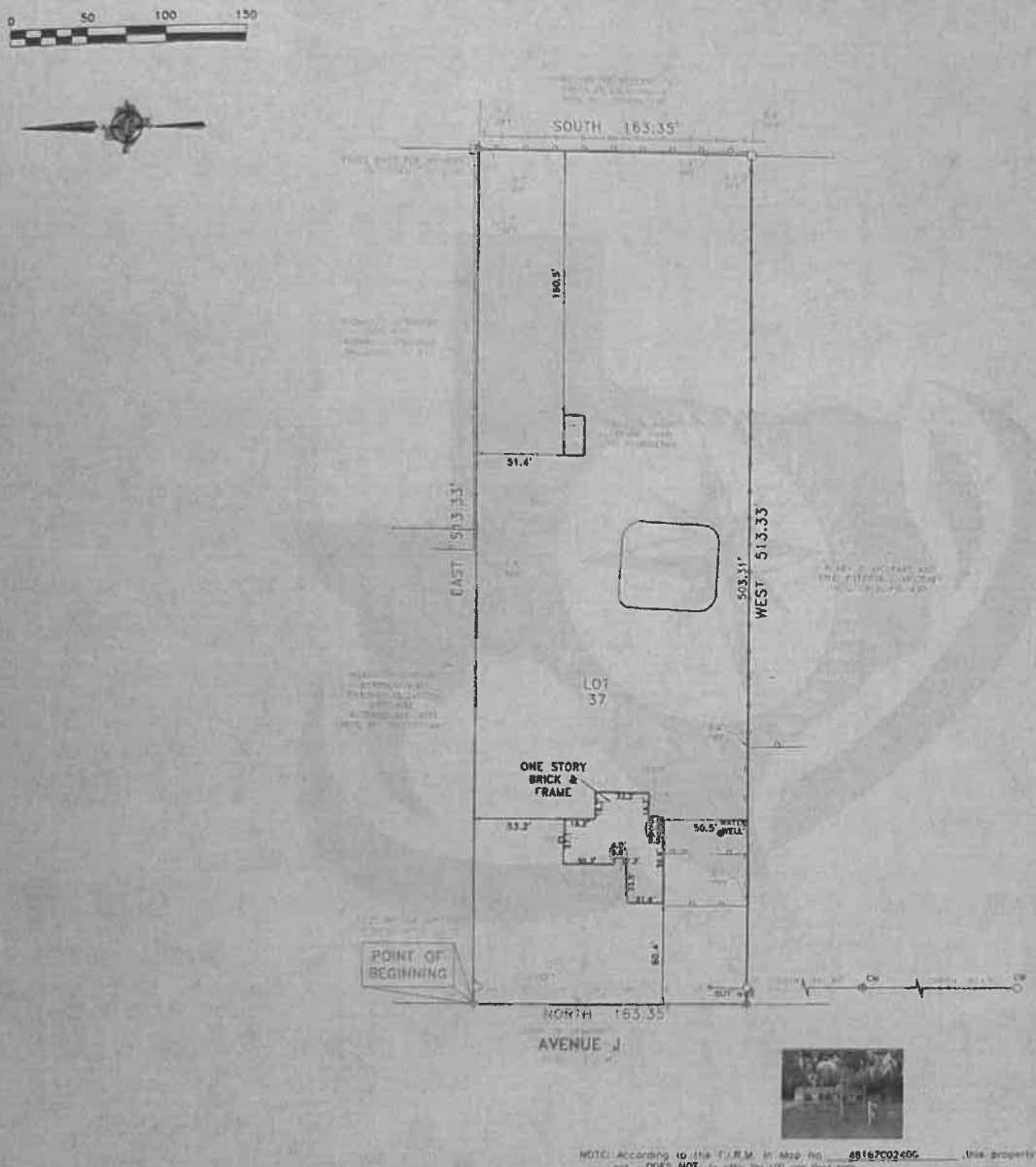

3407 Avenue J

Being a portion of Lot 37, of MacGregors Subdivision, an addition to Galveston County, Texas, according to the Map or Plat thereof, recorded in Volume 92, Page 467, Map Records of Galveston County, Texas, same being that tract of land conveyed to Nicholas Boyd, by deed recorded in Instrument No. 2019024688, Official Public Records of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Southwest corner of that tract of land conveyed to **Bradford Burton Ketchum and Kathryn Elizabeth Ketchum**, husband and wife, by deed recorded in Instrument No. **2013076495**, Official Public Records of Galveston County, Texas, and lying along the aforementioned **East** line of Avenue J (public right-of-way), from which a 1/2 inch iron rod found bears South 76 degrees 40 minutes 28 seconds East, a distance of **10.25 feet** for witness;

THENCE East, along the South line of said Ketchum tract, a distance of **513.33** feet to a point for corner, said corner being the Southeast corner of that tract of land conveyed to Thomas P. O'Rourke and wife, Norma J. O'Rourke, by deed recorded in Book 2837, Page 432, Deed Records of Galveston County, Texas, and lying along the West line of Unrestricted Reserve 'A' of Santa Fe I.S.D. No. 2, an Addition to Galveston County, Texas, according to the Map or Plat thereof recorded in Instrument No. 2018017125, Official Public Records of Galveston County, Texas, from which a fence post found bears North 07 degrees 04 minutes 01 second West, a distance of 2.75 feet for witness;

THENCE South, along the West line of said Unrestricted Reserve 'A', a distance of **163.35** feet to a fence post for corner, said corner being the Northeast corner of that tract of land conveyed to **Roney G. McCrary and wife, Patricia J. McCrary**, by deed recorded in **Volume 2819, Page 450**, Deed Records of Galveston County, Texas;

THENCE West, along the North line of said McCrary tract, passing at a distance of 503.31 feet to a 1/2 inch iron pipe found on-line for reference, continuing a total distance of **513.33** feet to a point for corner, said corner being the Northwest corner of said McCrary tract, and lying along the aforementioned **East** line of Avenue J;

THENCE North, along said **East** line of Avenue J, a distance of 163.35 feet to the **POINT OF BEGINNING** and containing **83,993** square feet or **1.61** acres of land.

SURVEYOR'S CERTIFICATE

The Undersigned Registered Professional Land Surveyor C.N. Fauquier hereby certifies to **Nicholas Warner, Courtney Warner, and Trustline Technologies**, in connection with the transaction described in G.F. No. **2721020-03945** that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and **EXCEPT AS SHOWN**, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 20th day of May, 2020

C.N. Fauquier
Registered Professional Land Surveyor No. 4272

STATE OF TEXAS · REGISTERED · C.N. FAUQUIER · 4272 · PROFESSIONAL · LAND SURVEYOR

NOTE: According to the F.I.R.M. Map No. 48167C0240G this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ DATE: _____

NOTES:
1) BEARING ARE BASED ON DEED RECORDED IN INST. NO. 2019024688.
2) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 2837, PG. 432

REVISIONS		
DATE	BY	NOTES

LEGEND

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	05/20/2020	2008888	SEE ABOVE	MARIA

METES AND BOUNDS

PORTION OF LOT 37 OF MACGREGORS SUBDIVISION

GALVESTON COUNTY, TEXAS

3407 AVENUE J