

STATE of TEXAS

November 4, 2021

COUNTY of GALVESTON

**METES AND BOUNDS DESCRIPTION
OF A 1.8284 ACRE TRACT OUT OF LOT B, BLOCK 1 OF SECTION 78 ANGELL
RUNGE ADDITION TO TOWN OF ARCADIA
GALVESTON COUNTY, TEXAS**

4641 Ike Frank Road

Metes and bounds description of a 1.8284 acre tract of land out of and being part of Lot "B", Block 1 of Section 78, Angell Runge Addition to the Town of Arcadia, a subdivision as recorded in Volume 91, Page 216, Galveston County Map Records, said 1.8284 acre tract being out of a called 2.928 acre tract of land as recorded in File Number 2020065662, Galveston County Official Public Records (G.C.O.P.R.), Galveston County, Texas, said 2.928 acre tract being situated in the I. & G.N. RR. Co. Survey, Abstract 612, Galveston County, Texas, said 1.8284 acre tract being more particularly described by metes and bounds as follows:

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, NAD83 in U.S. survey feet.

BEGINNING at a 1" iron pipe found at the most Southerly Southwest corner of said 2.928 acre tract and the herein described 1.8284 acre tract, said "POINT OF BEGINNING" being in the East ROW line of Ike Frank Road (50' wide);

THENCE, along the West line of said Lot B and said East ROW line, North 19°30'28" East, a distance of 196.00 feet to a 60d nail found for corner;

THENCE, along a line parallel with the North line of said Lot B, South 70°29'32" East, a distance of 147.60 feet to a 5/8" iron rod with Odom Geomatics cap found for corner;

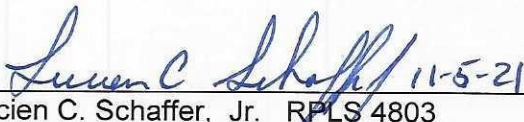
THENCE, along a line parallel with the West line of said Lot B, North 19°30'28" East, a distance of 147.60 feet to a 5/8" iron rod with Odom Geomatics cap found for corner;

THENCE, along the North line of said Lot B and the South line of Lot A, South 70°29'32" East, a distance of 147.60 feet to a 5/8" iron rod with Odom Geomatics cap set for the Northeast corner of the herein described 1.8284 acre tract;

THENCE, along a line parallel with the West line of said Lots A and B, South 19°30'28" West, a distance of 343.60 feet to a chain link fence corner found at the Southeast corner of the herein described 1.8284 acre tract and being the Southeast corner of said 2.928 acre tract;

THENCE, along a line parallel with the North line of Lot B, North 70°29'32" West, a distance of 295.2 feet to the **POINT OF BEGINNING** and containing 1.8284 acres of land.

Plat attached.


Lucien C. Schaffer, Jr. RPLS 4803

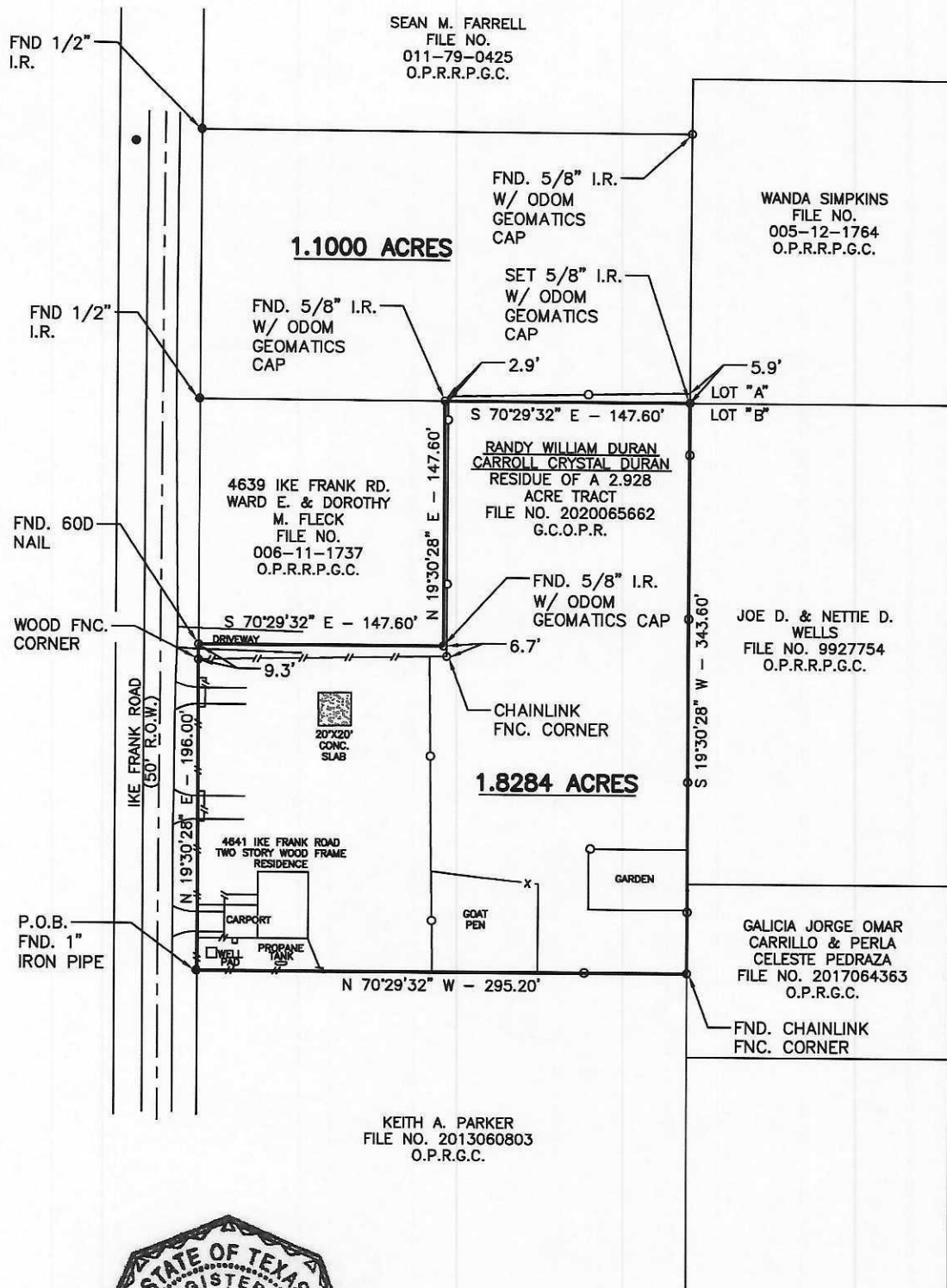


ODOM GEOMATICS, LLC

TBPELS FIRM NO. 10194571

11200 BROADWAY ROAD, SUITE 2743
PEARLAND, TEXAS 77584

PHONE: (713) 280-0698



NOTES:

1. THIS PROPERTY IS SHOWN TO BE LOCATED IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD PER F.I.R.M. MAP 48167C0220G DATED AUGUST 15, 2019.
2. THIS SURVEY DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
3. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) (2001 ADJ).
4. SUBJECT TO ALL CITY, COUNTY, AND STATE REGULATIONS, LAWS AND ORDINANCES.
5. METES AND BOUNDS DESCRIPTION ATTACHED.



I, Lucien C. Schaffer, Jr., Do Hereby Certify That This Survey Substantially conforms to current Texas Society of Professional Surveyors standards and specifications for a Category 1A Condition II survey. Surveyed on the ground September 16, 2020 and November 03, 2021.

Lucien C. Schaffer 11-05-21
Lucien C. Schaffer, Jr.
Registered Professional Land Surveyor No. 4803

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- - - BUILDING SETBACK LINE
- CHAIN LINK FENCE
- WOOD FENCE
- FOUND IRON ROD
- FOUND FENCE CORNER
- FF FINISHED FLOOR ELEVATION

| | | | | | |
|---|-------|---|---------------------|----------|--------------|
| PURCHASER/OWNER | | | STREET ADDRESS | | |
| RANDY WILLIAM DURAN AND CARROLL CRYSTAL DURAN | | | 4641 IKE FRANK ROAD | | |
| LOT | BLOCK | SUBDIVISION | COUNTY | CITY | STATE |
| PART OF "B" | 1 | ANGELL RUNGE ADDITION SECTION 78 TOWN OF ARCADIA | GALVESTON | SANTA FE | TEXAS |
| RECORDING | | SURVEY | DATE | DWN. BY | JOB NO. |
| VOLUME 91, PAGE 216 M.R.G.C. | | I & G.N. RR. CO. SURVEY, A-612 | 11-03-21 | WES | 2020091501-1 |