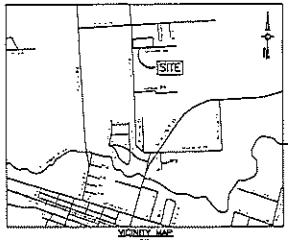
BEASLEY WAY

BEING A REPLAT OF

THAT CERTAIN TRACT BEING SITUATED IN S.F. AUSTIN LEAGUE, ABSTRACT NUMBER 2, GALVESTON COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT TEN (10), OF THOMPSON, HORD AND SEVEY SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 134, PAGE 8, IN THE DEED RECORDS OF GALVESTON COUNTY, TEXAS, SAID TRACT BEING THAT SAME CERTAIN TRACT CONVEYED TO SHAWN A. KADLECEK AND TRACY L. KADLECEK BY INSTRUMENT RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER 2022024247.

3.253 ACRES (141,680 SQ. FT.)
JULY, 2022



VICINITY MAP

PROPERTY DESCRIPTION

Survey of that certain tract being situated in S.F. AUSTIN LEAGUE, Abstract Number 2, Galveston County, Texas, being out of and a part of Lot Ten (10), of THOMPSON, HORD AND SEVEY SUBDIVISION, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 134, Page 8, in the Deed Records of Galveston County, Texas, said tract being that same certain tract conveyed to Shawn A. Kadlecek and Tracy L. Kadlecek by instrument recorded in Galveston County Clerk's File Number 2022024247, said tract being more particularly described by metes and bounds as follows:

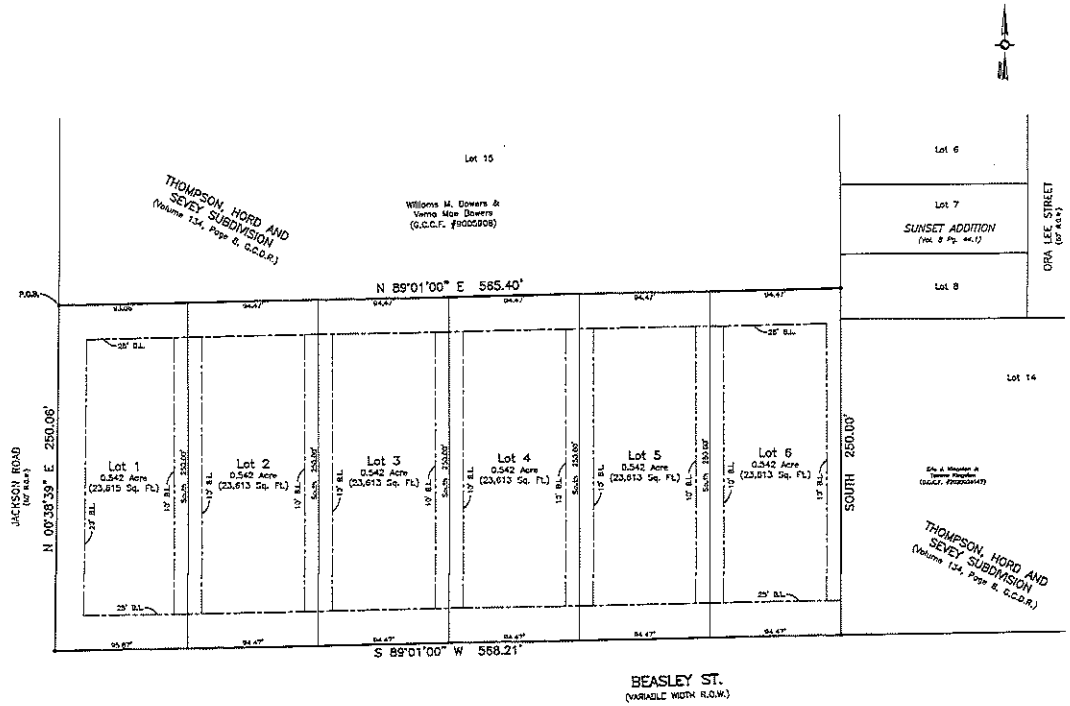
BEGINNING at the Northwest corner of both said Lot 10 and of the herein described tract, said corner being on the East line of Jackson Road, a 60.00 feet wide right-of-way, and being marked by a found 1-1/2 inch pipe;

THENCE North 89°01'00" East, along the North line of said Lot 10, a distance of 585.40 feet to the Northeast corner of both said Lot 10 and of the herein described tract, said corner being on the West line of Lot Fourteen (14), of said THOMPSON, HORD AND SEVEY SUBDIVISION; being on the West line of Lot Eight (8), Block One (1), of SUNSET ADDITION, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 8, Page 44.1, of the Map Records of Galveston County, Texas, and from which corner a found 1-1/2 inch pipe bears South 89° West, 0.3 feet;

THENCE South, along the common line between said Lots 10 and 14, a distance of 250.00 feet to the Southeast corner of the herein described tract, said corner being the Southwest corner of that certain tract conveyed to Eric J. Kingston and Tammy Kingston by instrument recorded in Galveston County Clerk's File Number 2020036147; being on the North line of Beasley Street, a variable width right-of-way; and from which corner a found 1-1/2 inch pipe bears South 87° West, 0.0 feet;

THENCE South 89°01'00" West, along the North line of said Beasley Street, a distance of 558.21 feet to the Southwest corner of the herein described tract, said corner being on the West line of said Lot 10, being on the East line of said Jackson Road, and being marked by a 1/2 inch rod;

THENCE North 00°38'39" East, along the West line of said Lot 10 and the East line of said Jackson Road, a distance of 250.06 feet to the POINT OF BEGINNING and containing within said boundaries a calculated area of 3.253 acres (141,680 square feet) of land, more or less.



GRAPHIC SCALE

0' 40' 80' 120'

(In Feet)
1 inch = 40 Feet

STATE OF TEXAS ||
COUNTY OF GALVESTON ||

This is to certify that the City Commission of the City of Hitchcock, Galveston County, Texas has approved this plat and subdivision of BEASLEY WAY, as to conformance with the laws of the State of Texas and the ordinances of the City of Hitchcock and authorize the same to be recorded in the Office of the County Clerk of Galveston County, Texas.

on this 8th day of September 2022.

Chris Arrington
Mayor, City of Hitchcock

Attest: Nuhi Ann Sorrell
City Secretary, City of Hitchcock

STATE OF TEXAS ||
COUNTY OF GALVESTON ||

I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the within instrument was filed for record in my office on

September 28, 2022, at 3:15 o'Clock P.M., and duly recorded on

September 28, 2022, at 3:00 o'Clock P.M. in

Instrument Number 2022062038 Galveston County Records.

Witness my hand and seal of office, at Galveston, Texas, the day and date last above written.

DWIGHT D. SULLIVAN, County Clerk,
Galveston County, Texas

By _____ Deputy

REVISION: AUGUST 18, 2022
SCALE: 1"=40'
DATE: 10-06-2010
PAGE: 2
JOB No.: 22-0455 SP

2022062038

High Tide Land Surveying LLC

8017 HARBORSIDE DRIVE
P.O. BOX 10142 (mailing)
GALVESTON, TX 77553
ph (409) 740-1517
www.hightidelandsurveying.com

STATE OF TEXAS ||
COUNTY OF GALVESTON || KNOW ALL MEN BY THESE PRESENTS

That we, Shawn A. Kadlecek and Tracy L. Kadlecek, owners of that certain tract or parcel of land, lying and being situated in Galveston County, Texas, subdivided in the above and foregoing plat do hereby make plats of said property according to the lines and lots shown thereon, and designate said replat "BEASLEY WAY" in Galveston County, Texas.

Shawn A. Kadlecek
Shawn A. Kadlecek - Owner
107 Oak Ridge Drive
Hitchcock, TX 77563

Tracy L. Kadlecek
Tracy L. Kadlecek - Owner
107 Oak Ridge Drive
Hitchcock, TX 77563

STATE OF TEXAS ||
COUNTY OF GALVESTON || September 27th

Before me, on this day September 27th 2022, personally appeared Shawn A. Kadlecek, known to me to be the person whose name is subscribed to the foregoing instrument.

Notary Public, State of Texas

STATE OF TEXAS ||
COUNTY OF GALVESTON || September 27th

Before me, on this day September 27th 2022, personally appeared Tracy L. Kadlecek, known to me to be the person whose name is subscribed to the foregoing instrument.

Notary Public, State of Texas

STATE OF TEXAS ||
COUNTY OF GALVESTON ||

I, Mike Burkhart, Texas First Bank, owner and holder of a lien on the property described hereon as "BEASLEY WAY", do hereby in all things subordinate said lien to said plat and confirm that Texas First Bank, is the present owner of said lien and has not assigned the same nor any part thereof.

WITNESS MY HAND this 27th day of September 2022.

Mike Burkhart
Texas First Bank

STATE OF TEXAS ||
COUNTY OF GALVESTON || September 27th

Before me, on this day September 27th 2022, personally appeared Mike Burkhart, Texas First Bank, known to me to be the person whose name is subscribed to the foregoing instrument.

Notary Public, State of Texas

This is to certify that I, Stephen C. Blakely, A Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all corners are properly marked and that this plat correctly represents that survey made under my direction.

Stephen C. Blakely
Registered Professional
Land Surveyor No. 5856