

**T&G.N. RR. CO. SURVEY
ABSTRACT 621**

P.O.C.
NORTHEAST CORNER OF
REYNOLDS AND KINNE
SUBDIVISION
VOL. 254-A, PAGE 19
P.R.G.C.

SCALE 1"=100'

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

C1

MCDONALD ROAD
(60' R.O.W.)

FND 1" I.R.

P.O.B.

REMAINDER OF
ORIE JOHNSTON &
JANET JOHNSTON
C.F. NO. 9012394
O.P.R.G.C.

MATTHEW BOYETTE
& DAWN BOYETTE
C.F. NO. 2008015638
O.P.R.G.C.

N 01°39'45" W 618.23'
(CALLED 617.8')

JOEL BUENTELLO AND
TAMMY MCKEAN
BORDEAUX
C.F. NO. 2015050533
O.P.R.G.C.

JOEL BUENTELLO AND
TAMMY MCKEAN
BORDEAUX
C.F. NO. 2018073269
O.P.R.G.C.

N 88°22'07" E
152.51'
(CALLED 152.63')

FND 1/2" I.R.

FND 1/2" I.R.

N 01°37'56" W 282.03'
(CALLED 284.0')

JUSTIN BORDEAUX &
LAURA BORDEAUX
C.F. NO. 2008017875
O.P.R.G.C.

4.1754 ACRES
(181,879 SQ.FT.)

(VACANT)
LINDA PIERSON DUNN &
JAY WALTER PIERSON
C.F. NO. 8514418
O.P.R.G.C.

S 01°36'48" E 952.93'

JEANETTE HIGDON
C.F. NO. 9335463
O.P.R.G.C.

DANIEL SALAZAR &
GABRIELA SALAZAR
C.F. NO. 2009068785
O.P.R.G.C.

CYNTHIA ANN
RAMSEY SCHAEFER
C.F. NO. 2023014134
O.P.R.G.C.

S 86°34'24" W 301.15'
(CALLED 302.5')

FND 5/8" I.R.
(A)

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

BRIAN J. DRAGO &
DENA M. DRAGO
C.F. NO. 2015071976
O.P.R.G.C.

CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	211.42'	165.79'	N 65°45'36" E	161.56'	

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - THIS SURVEY WAS COMPLETED WITHIN THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 - THIS SURVEY IS CERTIFIED TO JAY PIERSON FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 4.1754 ACRES (181,879 SQUARE FEET) SITUATED IN THE I.&G.N. RR. CO. SURVEY, ABSTRACT 621, GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: TBD

ADDRESS: MCDONALD ROAD



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 1, 2023, 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 ENCUMBRANCES OR INTERFERENCES EXCEPT AS
SHOWN.

RICHARD FUSSELL
4148



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TECH: SF
FINAL CHECK: EF

DATE: MAY 4, 2023

JOB# 4-123111-23