

**10.00 ACRES**  
 BEING ALL OF TRACT TWO  
 C.F. NO. 20190433336  
 O.P.R.G.C.

C.F. NO. 2020007824  
 O.P.R.G.C.

C.F. NO. 9647587  
 O.P.R.G.C.

C.F. NO. 2010039391  
 O.P.R.G.C.

**Mets and Bounds**

Being a 10.00-acre tract of land being the west 330 feet of out of Out Lot 455 of the Alto Loma Outlots recorded in Volume 113, Page 39 of the Galveston County Deed Records in Galveston County, Texas; said 10.00 acre tract also being the same tract described in Clerk's File Number 2019043336 (Tract One) of the Official Public Records of Galveston County (O.P.R.G.C.); said 10.00-acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, South Central Zone):

Beginning at an iron rod found for the northeast corner of said Tract One, and the northwest corner of Tract Two as described and recorded in Clerk's File Number 2019043336 of the Official Public Records of Galveston County, Texas; same being on the south line of 33rd Street (called 40-foot wide) as shown on said Alto Loma Outlots:

1. Thence, with the east line of said Tract One, South 01 degrees 56 minutes 26 seconds East a distance of 1320.00 feet to the southeast corner of said Tract One from which a found iron pipe bears S01° 54' 53" E, 0.66';
2. Thence, with the south line of said Tract One, South 88 degrees 03 minutes 34 seconds West, a distance of 329.67 feet to the southwest corner of said Tract One, on the east line of a 40' undeveloped road as shown on aforesaid Alto Loma Outlots (now being used as Willow Bayou), from which a found iron pipe bears S29° 12' 21" E, 0.99';
3. Thence, with the west line of said Tract One, North 01 degrees 56 minutes 26 seconds West, a distance of 1320.00 feet to the northwest corner of said Tract One; same being the southeast intersection of said Willow Bayou and aforesaid 33rd Street;
4. Thence, with the north line of said Tract One, common with the south line of said 33rd Street, North 88 degrees 03 minutes 34 seconds East, a distance of 330.0 feet to Point of Beginning and containing 10.00 acres of land.

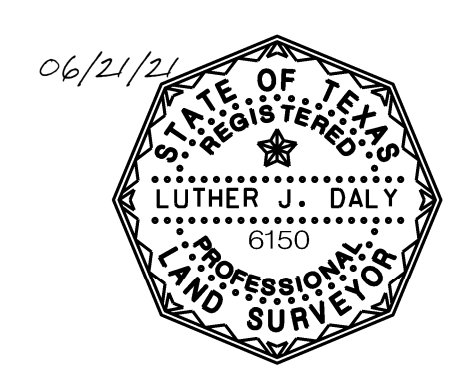
**GENERAL NOTES**

1. This survey is based on a commitment for title insurance prepared by Stewart Commitment for Title Insurance, File Number 1295302 June 21, 2021, with an effective date of June 15, 2021 and is subject to all terms, conditions, leases and encumbrances stipulated therein.
2. This tract is subject blanket easements recorded in Volume 113, Page 39 of the Deed Records of Galveston County.
3. According to the National Flood Insurance Program Flood Insurance Rate Map for Brazoria County, Texas, Map Number 48167C0380 to date August 15, 2019, this property is located in Zone "AE", Special Flood Hazard Areas (Elevation 13 feet) and in Unshaded Zone "X".
4. This tract is subject to a Phillips Petroleum Company Right-of-Way recorded in Volume 1319, Page 106 of the Deed Records of Galveston County (Blanket in Nature - No visible evidence found).
5. All bearings are referenced to the Texas State Plane Coordinate System, NAD 83, South Central Zone.

**SURVEYOR'S CERTIFICATION**

I, LUTHER J. DALY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF JUNE 2021 AND CONFORMS TO THE CURRENT TEXAS SURVEYOR'S ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A STANDARD LAND SURVEY.

*Luther J. Daly*  
 LUTHER DALY  
 TEXAS REGISTRATION NO. 6150  
 (632) 876-0984



**LAND TITLE SURVEY**  
**10.00 ACRES**

TRACT ONE  
 C.F. NO. 2019043336  
 O.P.R.G.C.

**GALVESTON COUNTY, TEXAS**  
 JUNE, 2021