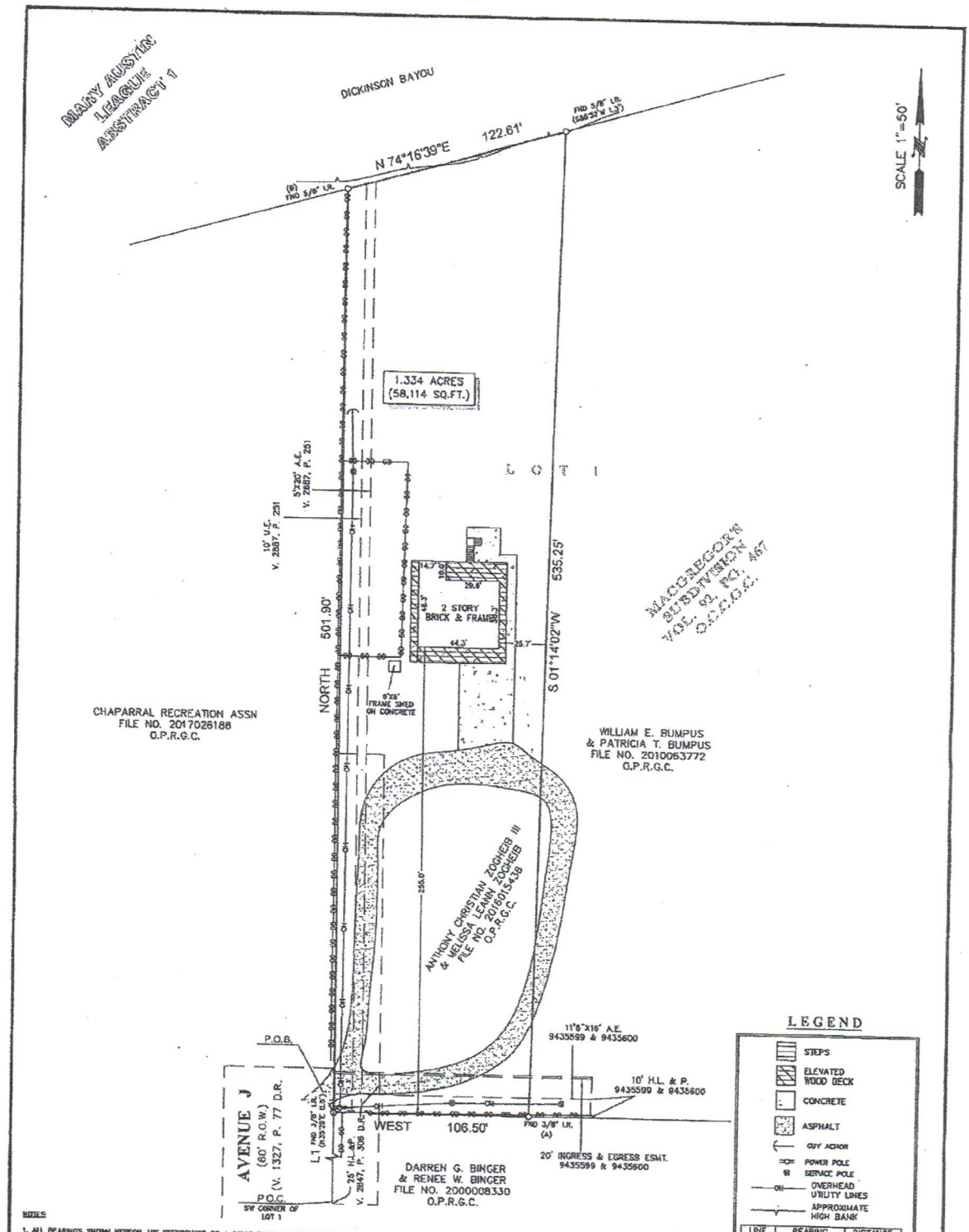

LINE	BEARING	DISTANCE
L1	NORTH	2630.00'

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO ANTHONY CHRISTIAN ZOGHEIB III & MELISSA LEANN ZOGHEIB, RECORDED IN COUNTY CLERK'S FILE NO. 2016015438 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.334 ACRES (58,114 SQUARE FEET) SITUATED IN THE MARY AUSTIN LEAGUE, ABSTRACT 1, GALVESTON COUNTY, TEXAS. PART OF THE NORTH ½ OF LOT 1 IN MACGREGOR'S SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 92, PAGE 467 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: EMILY LANNOU CEGELSKI

ADDRESS: 101 AVENUE J

STATE OF TEXAS REGISTERED RICHARD FUSSELL 4148 PROFESSIONAL LAND SURVEYOR

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 03, 2017 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 ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL RPLS# 4148

TITLE COMPANY: Alamo Title Company 281-465-3950

G.F. # ATCN1708895101 | ISSUE DATE: APRIL 23, 2017

Survey 1, Inc. Your Land Survey Company
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survey1@survey1inc.com
Firm Registration No. 100726-00
P.O. Box 2643 | Alvin, TX 77512
(281)393-1362 | Fax(281)393-1363

FIELD CREW: JR	TECH: EF	DATE:
DRAFTER: AR	FINAL CHECK: RF	JOB #: 5-53516-17