

DICKINSON BAYOU

CALLED 1.689 ACRES
RANDALL EVENHOUSE
C.C.F.# 2021059068, O.R.G.C.T.

S02° 02' 09"E,
516.98'

CALLED 2.007 ACRES
RANDALL EVENHOUSE
C.C.F.# 2003006716, O.R.G.C.T.

N87° 51' 17"E,
325.00'

1" I.P. BEARS
S09°21'E, 1.5'

CALLLED 2.00 ACRES
WILLIAM & PATRICIA BUMPUS
C.C.F.# 2010063772, O.R.G.C.T.

CALLLED 2.633 ACRES
DARREN & RENEE BINGER
C.C.F.# 2000008330, O.R.G.C.T.

20.86 ACRES
908,506.47 SQ. FT.

CALLLED 101.54 ACRES
DIOCESE OF GALVESTON-HOUSTON
VOL. 701, PG. 76, O.R.G.C.T.

CALLLED 1.237 ACRES
LINETTE MARIE BRITO
C.C.F.# 2020039302, O.R.G.C.T.

CALLLED 1.367 ACRES
JEANNE ELLEN BRANDON
C.C.F.# 20212068419, O.R.G.C.T.

R.O.W. ESMT.
(SCHED. B ITEM 10d.)

S02° 13' 42"E ~ 1193.31'

1-1/2" I.P. 329.01'

3/4" I.R. BEARS
S87°55'W, 0.8'

S87° 55' 03"W ~ 657.50'

P.O.B.
2" I.P.

HILTON LANE
60' RIGHT-OF-WAY

SURVEYOR'S NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF= 0.999885).
- THE ADDRESS OF THE PROPERTY SURVEYED IS: 00 HILTON LANE, DICKINSON, TX 77539
- THE PROPERTY SURVEYED FULLY LIES IN ZONE "AE" ACCORDING TO THE FEMA FIRM MAP#48167C0229G & MAP#48167C0240G, DATED DECEMBER 30, 2020.
- THIS SURVEY RELIED UPON A CURRENT TITLE COMMITMENT PROVIDED AND ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 1479667, EFFECTIVE DATE OF NOVEMBER 7, 2021.

SCHEDULE B ITEMS:

- A RIGHT-OF-WAY EASEMENT, AS RECORDED IN VOL. 623, PG. 185, O.R.G.C.T., MAY AFFECT THE PROPERTY SURVEYED, NOT PLOTTABLE, NOT SHOWN HEREON.
- A RIGHT-OF-WAY EASEMENT, AS RECORDED IN VOL. 1909, PG. 580, O.R.G.C.T., MAY AFFECT THE PROPERTY SURVEYED, NOT PLOTTABLE, NOT SHOWN HEREON.
- A RIGHT-OF-WAY EASEMENT, AS RECORDED IN VOL. 1909, PG. 583, O.R.G.C.T., DOES AFFECT THE PROPERTY SURVEYED, AS SHOWN HEREON.

| LEGEND | |
|------------|---|
| ● | FOUND MONUMENT (AS NOTED) |
| □ | CALCULATED CORNER |
| ○ | SET 5/8" IRON ROD W/ CAP |
| I.R. | IRON ROD |
| I.P. | IRON PIPE |
| R.O.W. | RIGHT-OF-WAY |
| ESMT | EASEMENT |
| O.R.G.C.T. | OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS |
| C.C.F.# | COUNTY CLERKS FILE NUMBER |

[Signature]
JOSHUA A. MCGINN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6467

12-09-2021
DATE

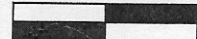


I hereby certify that this survey was made on the ground under my direct supervision and that this Plat correctly represents the facts found at the time of the survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Survey as specified by Condition III.



SOUTH POINT SURVEYING, PLLC
LAND SURVEYING SERVICES
3221 S. MAIN STREET, PEARLAND, TX 77581
PHONE: 281-489-5658
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TBPLS# 10194401

0 15' 30'



SCALE: 1" = 30'

LAND TITLE SURVEY

OF A 20.86 ACRE TRACT OF LAND
BEING OUT OF LOT-1,
OF THE NEYNABER SUBDIVISION
AS RECORDED IN
C.C.F.# 2021038491, O.R.G.C.T.
SITUATED IN THE
A. FARMER SURVEY, A-11
GALVESTON COUNTY, TEXAS

PAGE: 2 OF 2

DATE: 12-09-2021

JN: 21-02-035

BEING A 20.86 ACRE TRACT OF LAND SITUATED IN THE A. FARMER SURVEY, A-11, GALVESTON COUNTY, TEXAS, BEING OUT OF LOT-1 OF THE NEYNABER SUBDIVISION AS RECORDED IN VOLUME 231, PAGE 46, OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS (O.R.G.C.T.) AND BEING THE SAME TRACT AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.#) 2021038491, O.R.G.C.T., SAID 20.86 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2-INCH IRON PIPE FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF HILTON LANE (60-FOOT WIDE) AND THE WEST BOUNDARY LINE OF A CALLED 101.54 ACRE TRACT CONVEYED TO THE DIOCESE OF GALVESTON-HOUSTON IN DEED RECORDED UNDER VOL. 701, PG. 76, O.R.G.C.T. MARKING THE SOUTH EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 87° 55' 03" W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HILTON LANE, AT 329.01 FEET PASSING A 1-1/2-INCH IRON PIPE FOUND AS A REFERENCE POINT, CONTINUING A TOTAL DISTANCE OF 657.50 FEET TO A POINT FOR THE SOUTHEAST CORNER OF A CALLED 1.367 ACRE TRACT CONVEYED TO JEANNE ELLEN BRANDON IN DEED RECORDED UNDER C.C.F.# 20212068419, O.R.G.C.T. AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/4-INCH IRON ROD BEARS N87°55'E, 0.8 FEET;

THENCE N 01° 43' 57" W ALONG THE EAST BOUNDARY LINE OF A SAID 1.367 ACRE TRACT, AT 1,236.99 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET AS A REFERENCE POINT, CONTINUING A TOTAL DISTANCE OF 1,486.99 FEET TO A POINT ON THE SOUTH BANK OF DICKINSON BAYOU FOR THE NORTHEAST CORNER OF A CALLED 2.00 ACRE TRACT CONVEYED TO WILLIAM & PATRICIA BUMPUS IN DEED RECORDED UNDER C.C.F.# 2010063772, O.R.G.C.T. AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 53° 07' 01" E ALONG THE SOUTH BANK OF DICKINSON BAYOU, A DISTANCE OF 390.68 FEET TO A TO A POINT FOR THE NORTHEAST CORNER OF A CALLED 1.689 ACRE TRACT CONVEYED TO RANDALL EVENHOUSE IN DEED RECORDED UNDER C.C.F.# 2021059068, O.R.G.C.T. AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

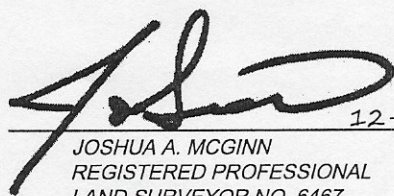
THENCE S 02° 02' 09" E ALONG THE WEST BOUNDARY LINE OF SAID 1.689 ACRE TRACT, AT 150.00 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET AS A REFERENCE POINT, CONTINUING A TOTAL DISTANCE OF 516.98 FEET A POINT FOR THE SOUTHWEST CORNER OF A CALLED 2.007 ACRE TRACT CONVEYED TO RANDALL EVENHOUSE IN DEED RECORDED IN C.C.F.# 2003006716, O.R.G.C.T. AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1-INCH IRON PIPE BEARS N87°51'E, 0.6 FEET;

THENCE N 87° 51' 17" E ALONG THE SOUTH BOUNDARY LINE OF A CALLED 2.007 ACRE TRACT, A DISTANCE OF 325.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF A SAID 101.54 ACRE TRACT FOR THE SOUTHEAST CORNER OF SAID 2.007 ACRE TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1-INCH IRON PIPE BEARS N09°21'W, 1.5 FEET;

THENCE S 02° 13' 42" E ALONG THE WEST BOUNDARY LINE OF SAID 101.54 ACRE TRACT, A DISTANCE OF 1,193.31 FEET TO THE POINT OF **BEGINNING** OF THE HEREIN DESCRIBED TRACT CONTAINING 20.86 ACRES (OR 908,506.47 SQUARE FEET) OF LAND.

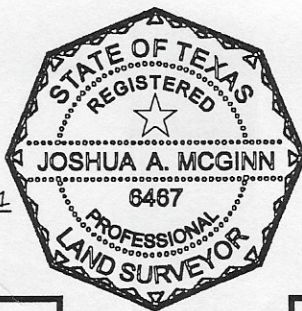
NOTE: THIS DESCRIPTION IS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THE SUBSEQUENT MAPPING IS THE RESULT OF THAT SURVEY. ALL BEARINGS, DISTANCES & AREAS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, U.S. SURVEY FEET.

REFERENCE IS HEREIN MADE TO THE SKETCH ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.


JOSHUA A. MCGINN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6467

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FIELD NOTES DESCRIPTION

OF A
20.86 ACRE TRACT OF LAND

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