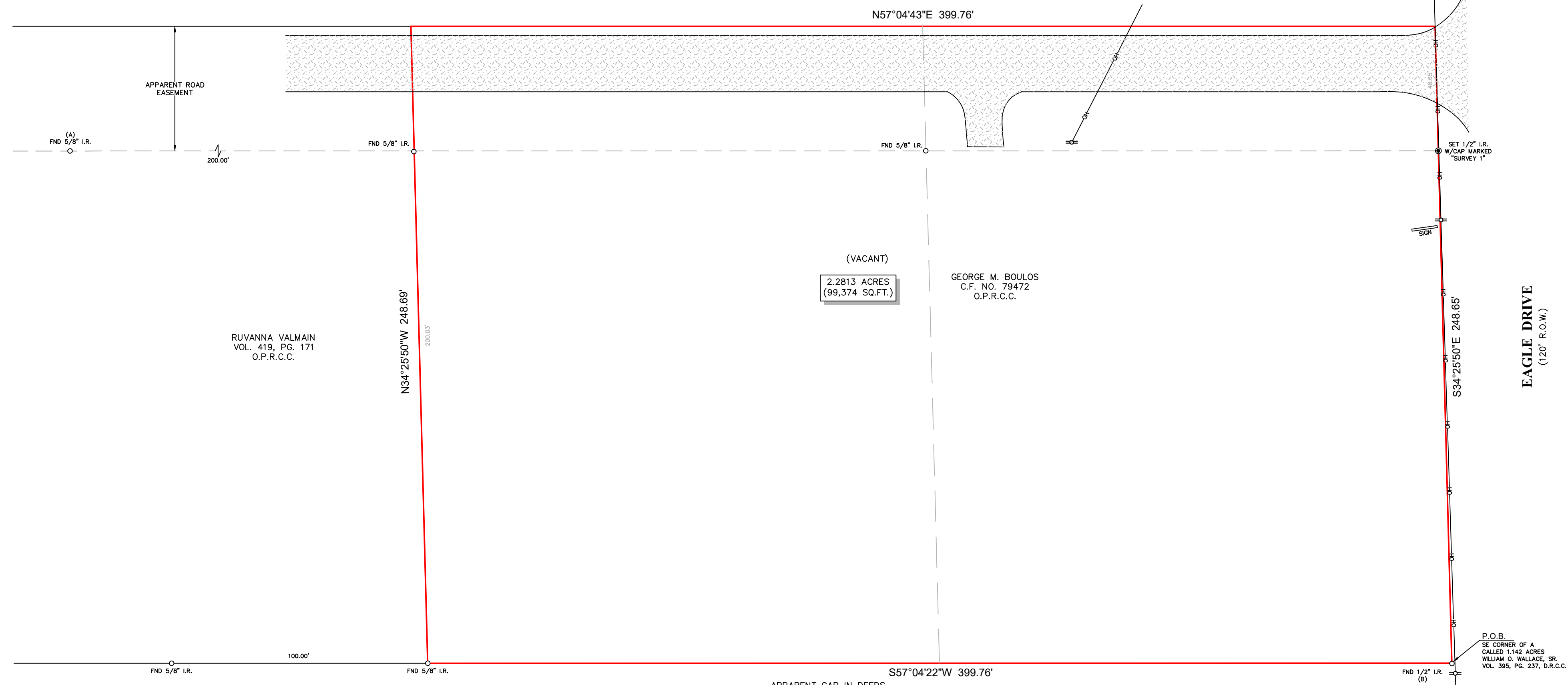


WILLIAM HODGES
LEAGUE
ABSTRACT 13

SCALE 1"=30'

BRIDGETTE LANE
(70' R.O.W.)



RUVANNA VALMAIN
VOL. 419, PG. 171
O.P.R.C.C.

(VACANT)
2.2813 ACRES
(99,374 SQ.FT.)

GEORGE M. BOULOS
C.F. NO. 79472
O.P.R.C.C.

P.O.B.
SE CORNER OF A
CALLED 1.142 ACRES
WILLIAM G. WALLACE, SR.
VOL. 395, PG. 237, D.R.C.C.

LOT 3

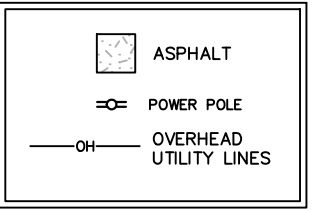
LOT 2

LOT 1

RESERVE I

BLOCK 1 - CROWN COLONY, SECTION 1
VOL. A, PG. 107, M.R.C.C.

LEGEND



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO GEORGE M. BOULOS IN COUNTY CLERK'S FILE NO. 79472 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS 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. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
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.

		<p>TITLE COMPANY:</p>	
<p>SAMANTHA ORBISON</p>		<p>281-359-6600</p>	
<p>G.F. # 1686114</p>		<p>ISSUE DATE: MAY 4, 2022</p>	

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 2.2813 ACRES (99,374 SQUARE FEET) SITUATED IN THE WILLIAM HODGES LEAGUE, ABSTRACT 13, CHAMBERS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

	<p>SURVEYORS 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 JUNE 10, 2022 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.</p>		<p>CLIENT: TBD</p>	
	<p>RICHARD FUSSELL PROFESSIONAL LAND SURVEYOR RPLS# 4148</p>		<p>ADDRESS: EAGLE DRIVE</p>	
	<p>www.survey1inc.com survey1@survey1inc.com</p>		FIELD CREW:	TECH:
	<p>Survey 1, Inc. Your Land Survey Company Firm Registration No. 100758-00 P.O. Box 2543 Alvin, TX 77512 (281)393-1382</p>		DRAFTER: MC	FINAL CHECK: EF

DATE: JUNE 17, 2022
JOB#: 6-113041-22

**DESCRIPTION OF A TRACT OF LAND CONTAINING
2.2813 ACRES (99,374 SQUARE FEET) SITUATED
IN THE WILLIAM HODGES LEAGUE, ABSTRACT 13
CHAMBERS COUNTY, TEXAS**

Being a tract of land containing 2.2813 acres (99,374 square feet), situated in the William Hodges League, Abstract 13, Chambers County, Texas, being all of a tract of land conveyed by deed unto George M. Boulos in County Clerk's File No. 79472 of the Official Public Records of Chambers County, Texas, and being all of a called 1.142 acre tract previously conveyed unto William O. Wallace, Sr. in Volume 395, Page 237 and a called 1.124 acre tract previously conveyed unto William O. Wallace, Sr. in Volume 419, Page 5, both of the Deed Records of Chambers County, Texas. Said 2.2813-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod being the southeast corner of said called 1.142 acre tract, said point being in the west right-of-way line of Eagle Drive (120.00 feet wide) for the southeast corner of the said tract herein described;

THENCE South $57^{\circ}04'22''$ West, along the south line of said 1.142 acre, the south line of the said 1.124 acre tract, a distance of 399.76 feet to a found 5/8-inch iron rod at the southeast corner of a tract of land conveyed by deed unto Ruvanna Valmain in Volume 419, Page 171 of the Official Public Records of Chambers County, Texas for the southwest corner of the said tract herein described;

THENCE North $34^{\circ}25'50''$ West, along the east line of said Valmain tract, passing a found 5/8-inch iron rod at a distance of 200.03 feet at the south right-of-way line of Bridgette Lane (70.00 feet wide) for reference and continue in all a total distance of 248.69 feet for the northwest corner of the said tract herein described;

THENCE North $57^{\circ}04'43''$ East, within said right-of-way of Bridgette Lane, a distance of 399.76 feet to a point in the west right-of-way line of said Eagle Drive, for the northeast corner of the said tract herein described;

THENCE South $34^{\circ}25'50''$ East, along the west right-of-way line of said Eagle Drive, passing a set 1/2-inch iron rod with cap marked "Survey 1" at a distance of 48.65 feet at the south right-of-way line of said Bridgette Lane for reference and continue in all a total distance of 248.65 feet to the POINT OF BEGINNING and containing 2.2813 acres (99,374 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated June 17, 2022, job number 6-113041-22.

