



LEGEND

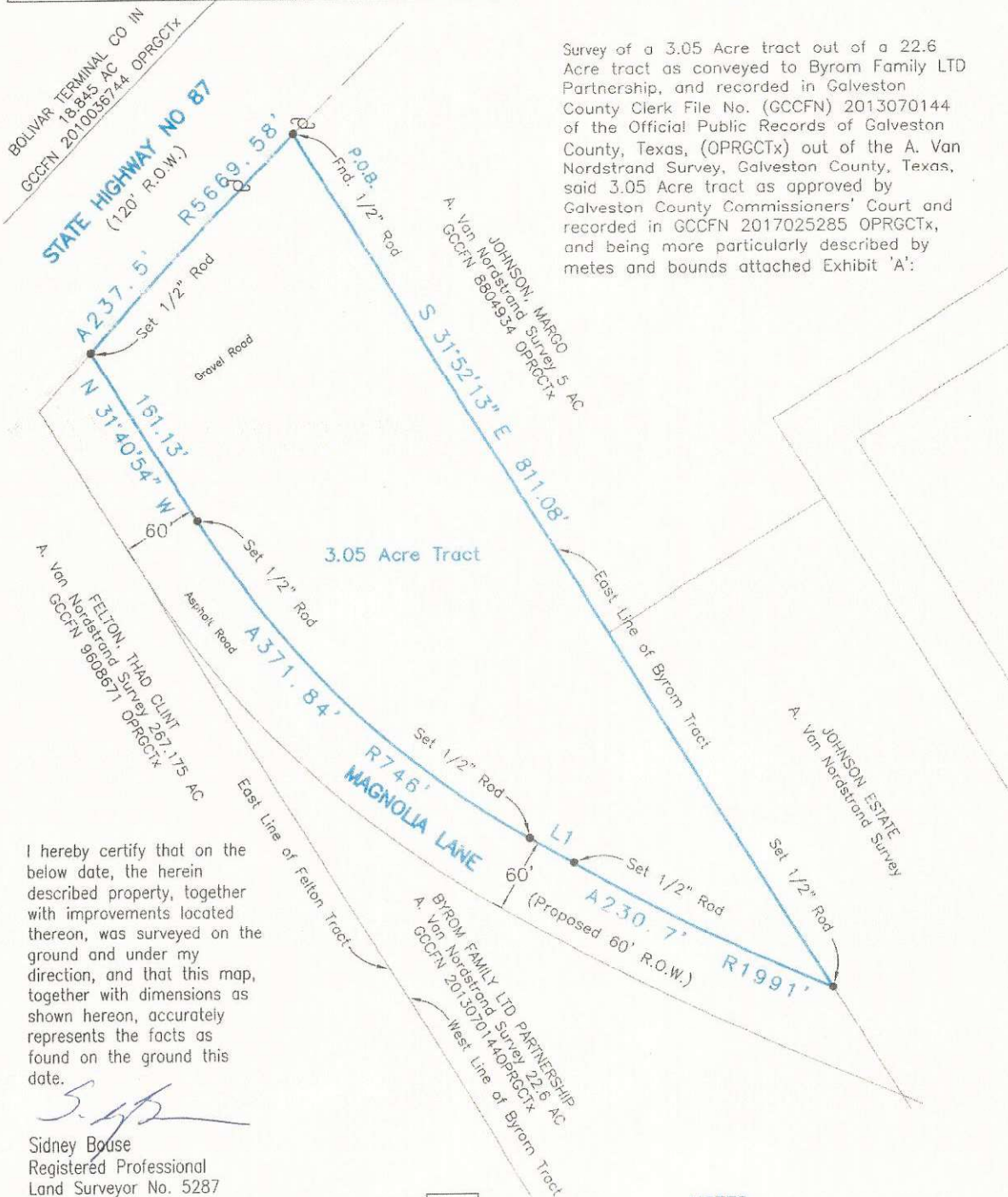
- Boundary Line
- Power Pole
- Overhead Power
- Asphalt

L1=N 60°14'26" W 40.62'



SCALE: 1" = 100'

Magnolia Lane, Port Bolivar, TX 77650

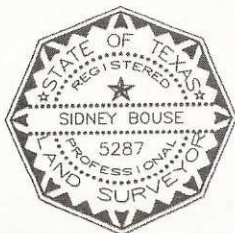


Survey of a 3.05 Acre tract out of a 22.6 Acre tract as conveyed to Byrom Family LTD Partnership, and recorded in Galveston County Clerk File No. (GCCFN) 2013070144 of the Official Public Records of Galveston County, Texas, (OPRGCTx) out of the A. Van Nordstrand Survey, Galveston County, Texas, said 3.05 Acre tract as approved by Galveston County Commissioners' Court and recorded in GCCFN 2017025285 OPRGCTx, and being more particularly described by metes and bounds attached Exhibit 'A':

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

S. Bouse

Sidney Bouse
Registered Professional
Land Surveyor No. 5287



COASTAL SURVEYING OF TEXAS, INC.
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 Firm Registration Certificate No. 10026601
 SURVEYGALVESTON.COM

NOTES:

- 1) Bearings based on Monumentation of South R.O.W. line of State Highway No. 87.
- 2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
- 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).

Surveyed without the benefit of a Title Report.

SURVEY DATE	May 18, 2017
FILE No.	0203-0047-0000-000
DRAFTING	ms
JOB No.	16-0909



EXHIBIT 'A'

Being a 3.05 Acre tract out of the A. Van Nordstrand Survey, Galveston County, Texas, a tract as approved by Galveston County Commissioners' Court and recorded in Galveston County Clerk's File No. 2017025285 of the Official Public Records of Galveston County, Texas, and being more particularly described by metes and bounds on attached Exhibit 'A':

BEGINNING at the intersection of the Southerly line of said State Highway No. 87 and the easterly line of the said Byrom tract and at the Northwest corner of that certain tract or parcel conveyed to Margo Johnson as recorded in County Clerk File Number (CCFN) 8749025 GCDR and under correction deed as recorded in CCFN 8804934 GCDR, found $\frac{1}{2}$ inch rod;

THENCE S $31^{\circ}52'13''$ E, along the easterly line of the said Byrom tract, a distance of 811.08 feet the intersection of the said easterly line with the northerly line of Magnolia Lane, unrecorded roadway (proposed width of 60 feet) crossing the said Byrom tract, said point being in a Curve to the Right, a set $\frac{1}{2}$ inch rod;

THENCE with a line 30 feet northerly and easterly from the existing centerline of said Magnolia Lane, being a curve turning to the right with an arc length of 230.70 feet, with a radius of 1991.00 feet, with a chord bearing of N $63^{\circ}33'36''$ W, with a chord length of 230.57 feet to point of tangency, a set $\frac{1}{2}$ inch rod;

THENCE N $60^{\circ}14'26''$ W, 30 feet northerly and easterly from the existing centerline of said Magnolia Lane, a distance of 40.62 feet to point of curve, a set $\frac{1}{2}$ inch rod;

THENCE with a curve turning to the right, being 30 feet northerly and easterly from the existing centerline of said Magnolia Lane, with an arc length of 371.84 feet, with a radius of 746.00 feet, with a chord bearing of N $45^{\circ}57'40''$ W, with a chord length of 368.00 feet to point of tangency with a line parallel to and 60 feet distant from the westerly line of the said Byrom tract, a set $\frac{1}{2}$ inch rod;

THENCE N $31^{\circ}40'54''$ W, 30 feet northerly and easterly from the existing centerline of said Magnolia Lane, a distance of 161.13 feet to the southerly line of State Highway No. 87 (120' row) being a curve to the Right, a set $\frac{1}{2}$ inch rod;

THENCE with the said curve turning to the right with an arc length of 237.50 feet, with a radius of 5669.58 feet, with a chord bearing of N $43^{\circ}13'27''$ E, with a chord length of 237.48 feet which is the point of beginning, and containing a calculated 3.05 acres.