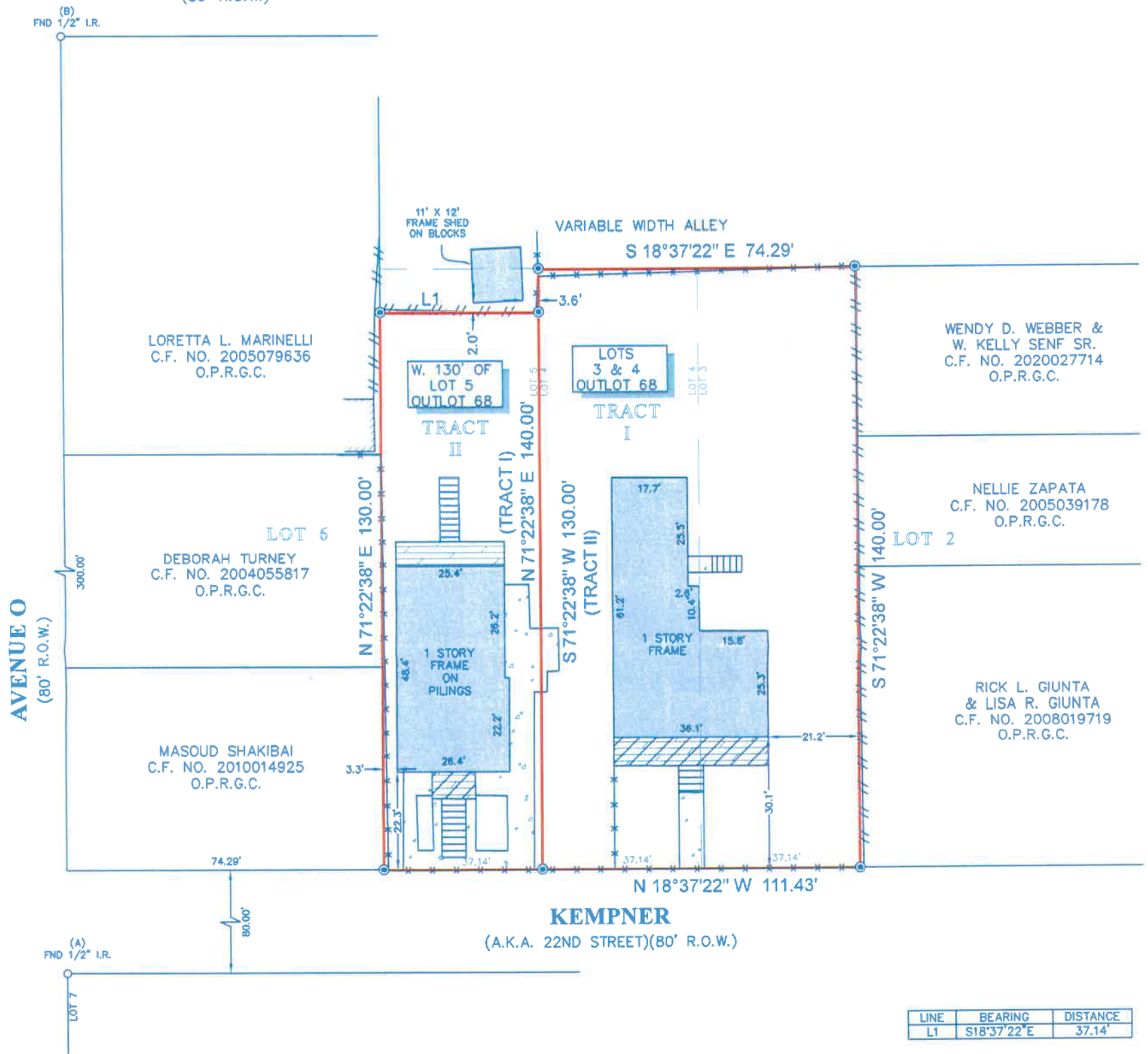
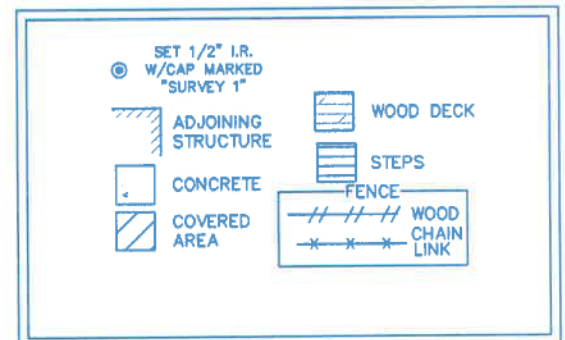


MOODY AVENUE
(80' R.O.W.)



LINE	BEARING	DISTANCE
L1	S18°37'22"E	37.14'

LEGEND



NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE 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.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON NOVEMBER 08, 2021 UNDER G.F. NO. 1215094.

LEGAL DESCRIPTION: TRACT I: LOT 3 AND 4, IN WEST HALF OF THE NORTHEAST QUARTER OF OUTLOT NUMBERED 68, ACCORDING TO THE MAP OR PLAT OF THE SUBDIVISION OF THE SAID OUTLOT, RECORDED IN GALVESTON COUNTY RECORDS, IN BOOK "Y", PAGE 608.

TRACT II: LOT 5, OF THE NORTHEAST BLOCK OUTLOT NUMBERED 68, ACCORDING TO A PLAT OF THE SUBDIVISION OF THE SAID OUTLOT, RECORDED IN GALVESTON COUNTY RECORDS, IN BOOK "Y", PAGE 608, SAID LOT HAVING A FRONTAGE ON 22ND STREET OF 37.14 FEET AND RUNNING BACK 130 FEET; BEING THE SAME PROPERTY CONVEYED TO H. WILLIAM LOREZ BY JAMES POLLARD, ET AL, BY DEED RECORDED IN GALVESTON COUNTY, TEXAS, IN BOOK 8, PAGE 461-2.

CLIENT: REMY REAL ESTATE AND INVESTMENT LLC

ADDRESS: 1710 AND 1716 KEMPNER (A.K.A. 22ND STREET)



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 APRIL 28, 2021 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.

[Signature]
RICHARD FUSSELL
R.L.S. # 4148



G.F. #: 1215094 | ISSUE DATE: NOVEMBER 08, 2021
 www.survey1inc.com | FIELD CREW: JJ | TECH: SF | DATE: DEC. 17, 2021
 survey1@survey1inc.com | DRAFTER: JC/RM | FINAL CHECK: SF | JOB#: 12-105991-21
 Firm Registration No. 100758-00 | P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382 | Fax (281)393-1383