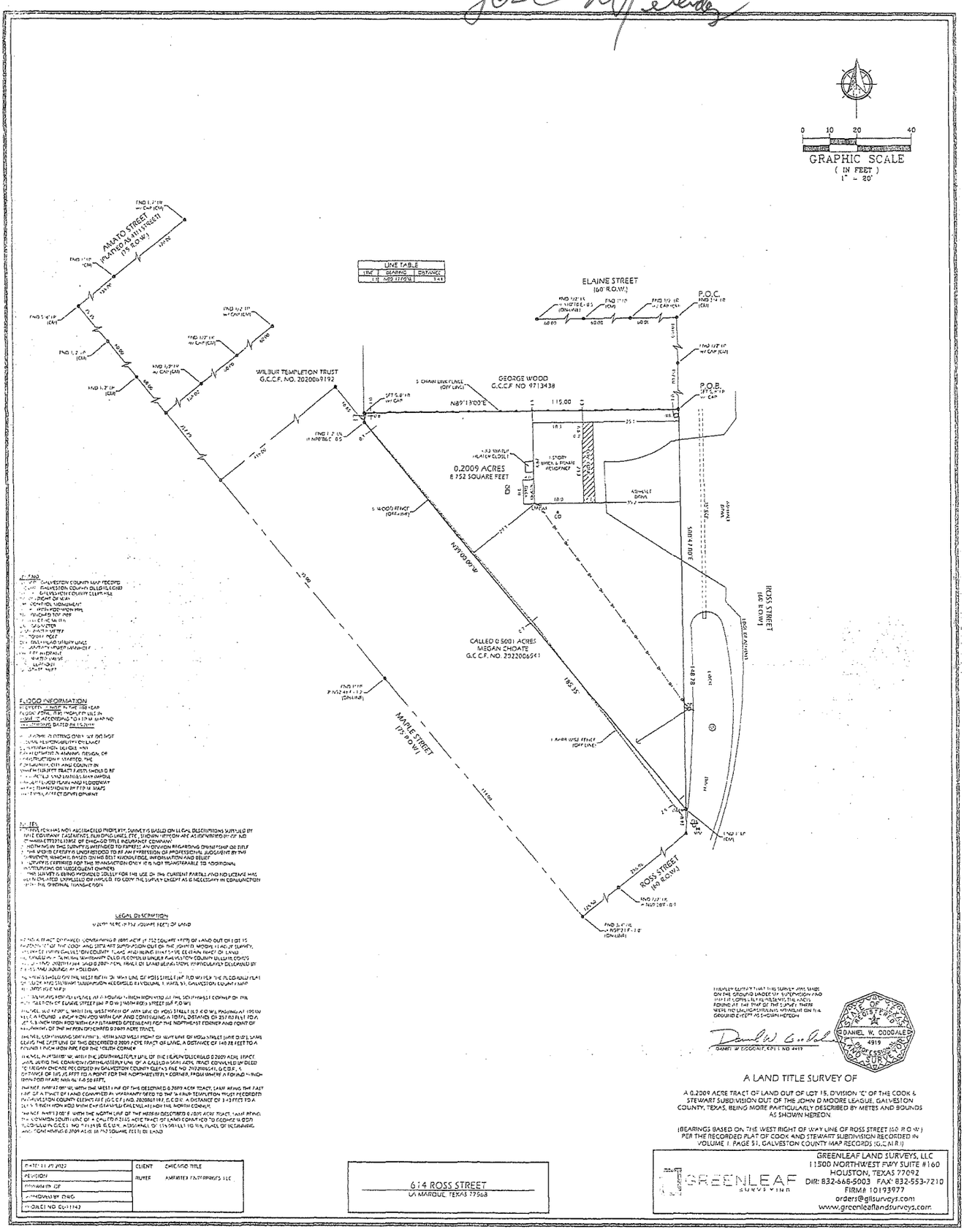
dotloop signature verification: [illegible]



LEGEND
- GCCF = GALVESTON COUNTY MAP RECORDS
- GCOR = GALVESTON COUNTY DEED RECORDS
- GCCC = GALVESTON COUNTY CLERK FILE
- ROW = RIGHT OF WAY
- ⊙ = CENTER LINE MONUMENT
- ● = WITH IRON PIPE FOUND
- ○ = SET 5/8" IRON PIPE WITH CAP STAMPED "GREENLEAF"
- ⊕ = GAS METER
- ⊗ = ELECTRIC METER
- ⊙ = WATER METER
- ⊙ = TELEPHONE PEDESTAL
- ⊙ = TELEPHONE UTILITY VAULT
- ⊙ = CABLE TV UTILITY VAULT
- ⊙ = UNKNOWN UTILITY VAULT
- ⊙ = ELECTRIC TRANSFORMER
- ⊙ = WATER VALVE
- ⊙ = MANHOLE
- ⊙ = GREASE TRAP

FLOOD INFORMATION
PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, PER "NON-FIRM" USE IN ZONE "X" ACCORDING TO FEMA MAP NO [illegible] DATED 08/18/2014

NOTE: SURVEYOR IS OFFERING ONLY MY OPINION BASED ON MY EXPERIENCE AND INFORMATION GATHERED DURING THE PERFORMANCE OF THIS SURVEY. IT IS NOT INTENDED AS A WARNING, DESIGN, OR CONSTRUCTION STATEMENT. THE FLOODPLAIN, CITY AND COUNTY IN WHICH THIS PIECE OF PROPERTY EXISTS, SHOULD BE CONTACTED FOR ANY AND ALL QUESTIONS REGARDING FLOOD ZONES AND FLOODPLAIN MAPS, TRANSMISSION OF FEMA MAPS, AND HOW THEY AFFECT DEVELOPMENT.

NOTES
1. THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL VISIBLE AND APPARENT EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN HEREON.
2. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN EXPRESSED OR IMPLIED TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
3. THIS SURVEY IS NOT AN ABSTRACTED PROPERTY SURVEY AND IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, RECORDING LINES, ETC., SHOWN HEREON ARE AS DEFINED BY GF NO. 0-0000-2022-2339GE OF CHICAGO TITLE INSURANCE COMPANY.
4. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN EXPRESSED OR IMPLIED TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

LEGAL DESCRIPTION
0.2009 ACRE (8,752 SQUARE FEET) OF LAND

BEING A TRACT OF LAND CONTAINING 0.2009 ACRE (8,752 SQUARE FEET) OF LAND OUT OF LOT 15 OF DIVISION "C" OF THE COOK AND STEWART SUBDIVISION OUT OF THE JOHN D. MOORE LEAGUE, SURVEY, ABSTRACT 69, GALVESTON COUNTY, TEXAS, AND BEING THAT TRACT OF LAND CONVEYED BY WARRANTY DEED TO GEORGE WOOD RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NO. 9713438, OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON ROD WITH CAP STAMPED "GREENLEAF" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 14 OF SAID DIVISION "C" COOK AND STEWART SUBDIVISION, RECORDED IN VOLUME 1, PAGE 51, GALVESTON COUNTY MAP RECORDS (G.C.M.R.), AND BEING IN THE EAST RIGHT OF WAY LINE OF ROSS STREET (60' R.O.W.) AS SHOWN HEREON;

THENCE, SOUTH 40°00'00" EAST, WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND SAID ROSS STREET, PASSING AT 100.00 FEET A FOUND 1/2" IRON ROD WITH CAP STAMPED "GREENLEAF" AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF LOT 1 OF SAID DIVISION "C" COOK AND STEWART SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 185.35 FEET TO A 5/8" IRON ROD FOUND WITH CAP STAMPED "GREENLEAF" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 0.5001 ACRE TRACT OF LAND CONVEYED TO MEGAN CHOATE BY DEED RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NO. 2022006641, G.C.O.R., AND BEING IN THE WEST RIGHT OF WAY LINE OF ROSS STREET (60' R.O.W.), PASSING AT 150.00 FEET A FOUND 1/2" IRON ROD WITH CAP STAMPED "GREENLEAF" FOR THE NORTHWEST CORNER OF SAID 0.5001 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF LOT 2 OF SAID DIVISION "C" COOK AND STEWART SUBDIVISION, AND BEING IN THE WEST RIGHT OF WAY LINE OF ROSS STREET (60' R.O.W.), PASSING AT 185.35 FEET A FOUND 1/2" IRON ROD WITH CAP STAMPED "GREENLEAF" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 0.5001 ACRE TRACT, AND BEING IN THE NORTH RIGHT OF WAY LINE OF MAPLE STREET (75' R.O.W.), AS SHOWN HEREON;

THENCE, SOUTH 50°00'00" WEST, WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT AND SAID MAPLE STREET, PASSING AT 115.00 FEET A FOUND 1/2" IRON ROD WITH CAP STAMPED "GREENLEAF" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 16 OF SAID DIVISION "C" COOK AND STEWART SUBDIVISION, AND BEING IN THE NORTH RIGHT OF WAY LINE OF MAPLE STREET (75' R.O.W.), AS SHOWN HEREON;

THENCE, NORTH 40°00'00" WEST, WITH THE EAST LINE OF LOT 16 OF SAID DIVISION "C" COOK AND STEWART SUBDIVISION, PASSING AT 85.35 FEET A FOUND 1/2" IRON ROD WITH CAP STAMPED "GREENLEAF" FOR THE NORTHEAST CORNER OF LOT 16, SAME BEING THE SOUTHEAST CORNER OF LOT 15 OF SAID DIVISION "C" COOK AND STEWART SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 185.35 FEET TO A 5/8" IRON ROD FOUND WITH CAP STAMPED "GREENLEAF" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF LOT 15 OF SAID DIVISION "C" COOK AND STEWART SUBDIVISION, AND BEING IN THE SOUTH RIGHT OF WAY LINE OF ROSS STREET (60' R.O.W.), AS SHOWN HEREON;

THENCE, NORTH 50°00'00" EAST, WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTH LINE OF LOT 15 OF SAID DIVISION "C" COOK AND STEWART SUBDIVISION, AND BEING IN THE SOUTH RIGHT OF WAY LINE OF ROSS STREET (60' R.O.W.), AS SHOWN HEREON, PASSING AT 115.00 FEET A FOUND 1/2" IRON ROD WITH CAP STAMPED "GREENLEAF" FOR THE NORTHEAST CORNER OF LOT 15, SAME BEING THE NORTHWEST CORNER OF LOT 14 OF SAID DIVISION "C" COOK AND STEWART SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.2009 ACRE (8,752 SQUARE FEET) OF LAND.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND IS TRUE, CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL VISIBLE AND APPARENT EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN HEREON. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS ON THE GROUND EXCEPT AS SHOWN HEREON.

DANIEL W. COGDALE, RPLS # 4919

DANIEL W. COGDALE
4919
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

A LAND TITLE SURVEY OF

A 0.2009 ACRE TRACT OF LAND OUT OF LOT 15, DIVISION "C" OF THE COOK & STEWART SUBDIVISION OUT OF THE JOHN D MOORE LEAGUE, GALVESTON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN HEREON

(BEARINGS BASED ON THE WEST RIGHT OF WAY LINE OF ROSS STREET (60' R.O.W.) PER THE RECORDED PLAT OF COOK AND STEWART SUBDIVISION RECORDED IN VOLUME 1, PAGE 51, GALVESTON COUNTY MAP RECORDS (G.C.M.R.))

DATE: 11/21/2022	CLIENT	CHICAGO TITLE
REVISION	BUYER	AMBARISH CHATTOPADHYAY, LLC
[illegible]		
DRAWN BY: DWG		
JOB NO: GL1142		

614 ROSS STREET
LA MARQUE, TEXAS 77568

GREENLEAF LAND SURVEYS, LLC
11500 NORTHWEST FWY SUITE #160
HOUSTON, TEXAS 77092
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FIRM# 10193977
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