

FIELD NOTES  
OF A SURVEY OF

A TRACT OF LAND CONTAINING 0.5734 ACRE (24,980 SQUARE FEET) OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF THAT CERTAIN TRACT AS CONVEYED TO P.G. ECKELS AND SANDRA K. ECKELS IN DEED RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 2003056413, FURTHER BEING THE NORTHEAST HALF OF LOT 19 AND THE SOUTHWEST HALF OF LOT 20 OF BAYCREST SECOND ADDITION IN THE ANTHONY HATCH SURVEY, GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 254, PAGE 111, LATER TRANSFERRED TO PLAT RECORD 11, MAP NUMBER 39 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, SAID 0.5734 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" SET IN CONCRETE IN THE SOUTHEAST RIGHT-OF-WAY LINE OF MARY LANE, BASED ON A WIDTH OF 60.00 FEET, SAID POINT BEING LOCATED NORTH 52°00'00" EAST A DISTANCE OF 50.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 19;

THENCE NORTH 52°00'00" EAST, ALONG AND WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 38°00'00" EAST, CROSSING SAID LOT 20, A DISTANCE OF 249.80 FEET TO A 4-INCH WOOD FENCE POST FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING SITUATED ON THE SOUTHEAST LINE OF SAID LOT 20 AND THE NORTHWEST LINE OF A CALLED 14.287 ACRE TRACT AS CONVEYED TO P.G. ECKELS IN DEED RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 9744744;

THENCE SOUTH 52°00'00" WEST, ALONG AND WITH SAID COMMON LINE, A DISTANCE OF 100.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 38°00'00" WEST, CROSSING SAID LOT 19, A DISTANCE OF 249.80 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.5734 ACRE (24,980 SQUARE FEET) OF LAND, MORE OR LESS.

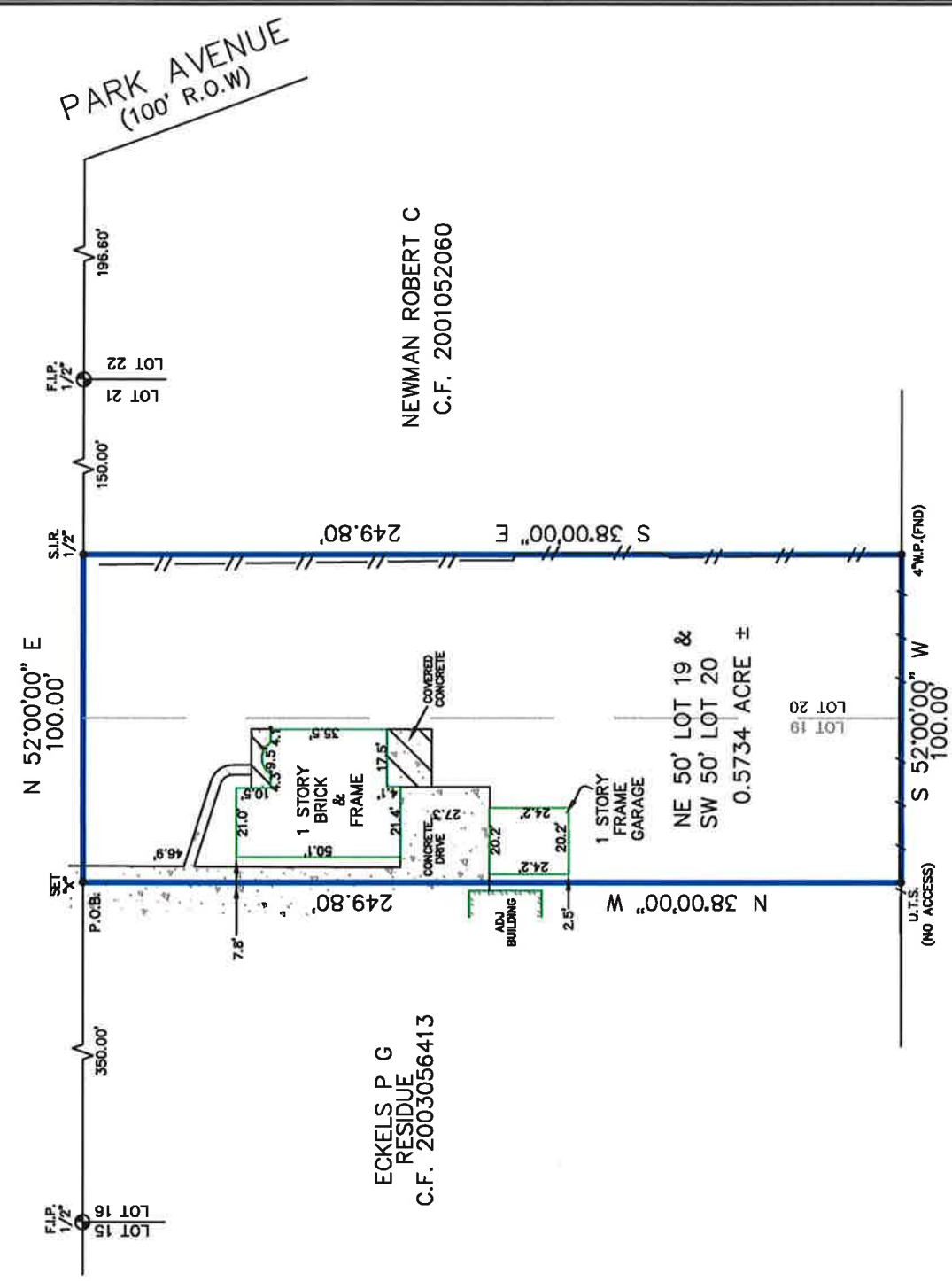


- LEGEND** \* ITEMS THAT MAY APPEAR IN \* DRAWING BELOW
- AL = AERIAL EASEMENT
  - BL = BUILDING LINE
  - BR = BEARS
  - C.F.# = CLERK'S FILE NUMBER
  - E.E. = EASEMENT
  - F.L.P. = FOUND IRON PIPE
  - FND. = FOUND
  - M.P. = METAL POST
  - M.U.E. = MUNICIPAL UTILITY EASEMENT
  - P.A.E. = PERMANENT ACCESS EASEMENT
  - P.C. = POINT OF CURVATURE
  - P.E. = POOL EQUIPMENT
  - P.O.B. = POINT OF BEGINNING
  - P.P. = POWER POLE
  - P.R.C. = POINT OF REVERSE CURVATURE
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - S.B.R. = SET BACK ROAD
  - S.S.E. = SANITARY SEWER EASEMENT
  - U.A.S. = WATER SERVICE
  - U.L. = UTILITY EASEMENT
  - W.L. = WATER LINE EASEMENT
  - W.P. = WOODEN POST
  - W.S.E. = WATER & SEWER EASEMENT
  - OH = OVERHEAD POWERLINES
  - OH = GUY ANCHOR
  - PL = PROPERTY LINE
  - PL = PROPERTY CORNER
  - PL = EASEMENT LINE
  - PL = SERVICE DROP
  - PL = BUILDING SETBACK LINE
  - PL = BUILDING WALL
  - WF = WIRE FENCE
  - VF = VINYL FENCE
  - WF = WOODEN FENCE
  - CL = CHAIN LINK FENCE
  - MF = METAL FENCE

SCALE  
1"=50'



121 MARY LANE  
(UNNAMED PER PLAT)  
(60' R.O.W.)



ECKELS P G  
TRACT 12  
A HATCH SUR.  
ABSTRACT 88  
C.F. 9744744

Reviewed & Accepted by: \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

**NOTES:**

- BEARING BASIS: PLAT
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUCCESSOR OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
- BY SIGNING THE "REVIEWED AND ACCEPTED BY" (OR WE) BEING THE OWNER(S) OF THE PROPERTY REPRESENTED ON THIS SURVEY, HAVE BEEN ADVISED THAT THIS PROPERTY, BEING TRACTS OR PART OF LOTS, MAY BE SUBJECT TO THE PLATTING LAWS OF THE STATE OF TEXAS: LOCAL GOVERNMENT CODE, TITLE 7, REGULATIONS OF LAND USE, CHAPTER 212, SUBCHAPTER A, SEC 212.004. (PLAT REQUIRED) BEFORE ANY PERMITS FOR DEVELOPMENT OF SUBJECT PROPERTY MAY BE OBTAINED FROM LOCAL GOVERNMENTAL AGENCIES.
- PAGE 1 OF 2

**LEGAL DESCRIPTION**

A TRACT OF LAND CONTAINING 0.5734 ACRE (24,980 SQUARE FEET) OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF THAT CERTAIN TRACT AS CONVEYED TO P.G. ECKELS AND SANDRA K. ECKELS IN DEED RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 2003056413, FURTHER BEING THE NORTHEAST HALF OF LOT 19 AND THE SOUTHWEST HALF OF LOT 20 OF BAYCREST SECOND ADDITION IN THE ANTHONY HATCH SURVEY, GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 254, PAGE 111, LATER REFERRED TO PLAT RECORD 11, MAP NUMBER 39 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, SAID 0.5734 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS AS ATTACHED.

**ADDRESS**

TBD

121 MARY LANE

**JOB #** 2201133B

**DATE** 1-19-2022

**GF#** 1538364



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION.

**PRO-SURV**

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ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

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