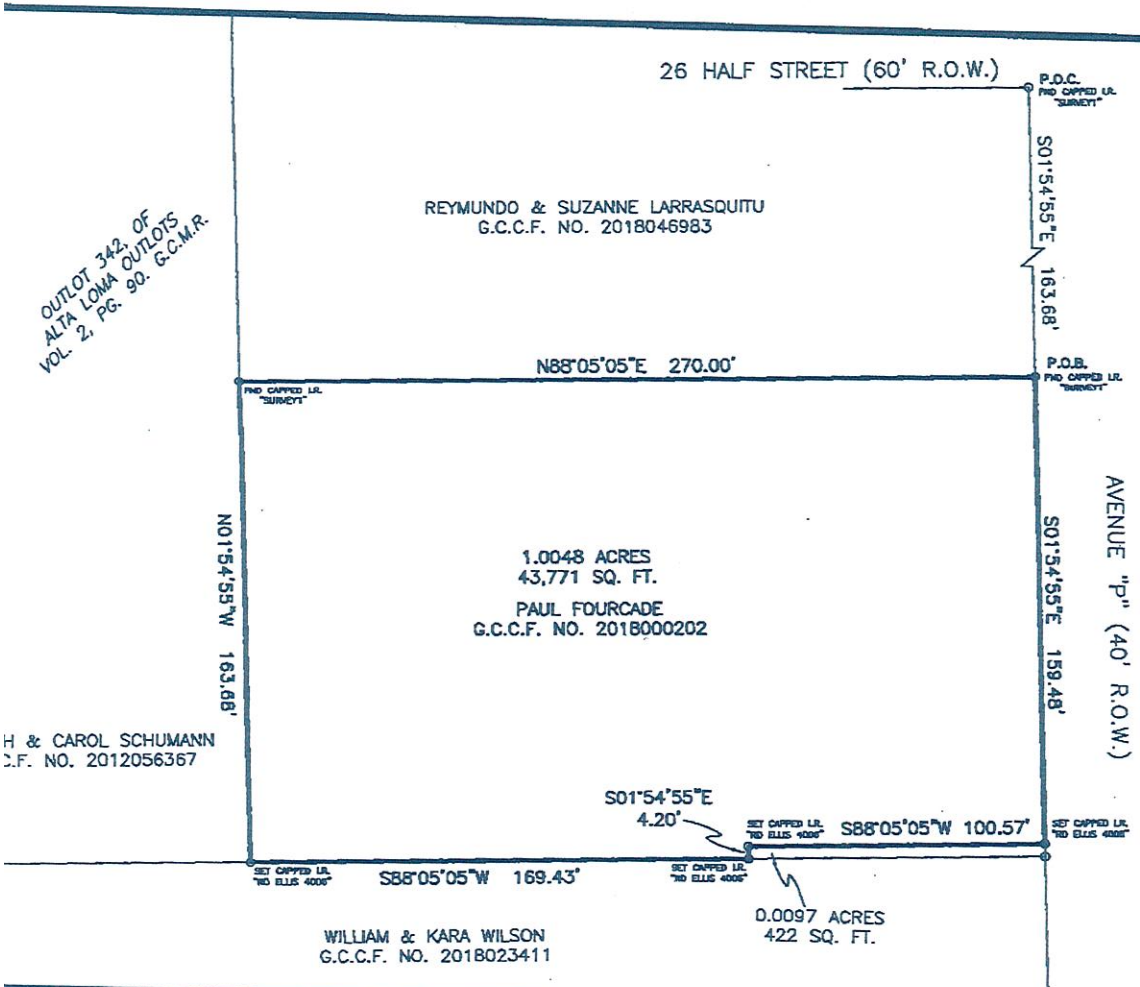

OWNER: PAUL FOURCADE
PROPERTY ADDRESS: AVENUE "P" SANTA FE, TX.

A 1.0048 acre (44,045 Sq. Ft.) tract of land out of and a part of Outlot 342, of Alta Loma Outlots, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 2, Page 90, of the Map Records of Galveston County, Texas, and being out of and a part of that tract of land conveyed to Paul Fourcade as described in Galveston County Clerk's File No. 2018000202, said 1.0048 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a capped iron rod "Survey1" found for the point of intersection of the south right of way line of 26 ½ Street (60' R.O.W.) and the west right of way line of Avenue "P" (40' R.O.W.), same being the northeast corner of a tract of land conveyed to Reymundo and Suzanne Larrasquitu, as described in Galveston County Clerk's File No. 2018046983;

THENCE S01°54'55"E along and with the west right of way line of said Avenue "P", a distance of 163.68' to a capped iron rod "Survey1" found for the POINT OF BEGINNING of the tract herein described and the northeast corner of said Fourcade tract;

THENCE continuing S01°54'55"E along and with the west right of way line of said Avenue "P", a distance of 159.48' to a capped iron rod "RD Ellis 4006" set for the southeast corner of the tract herein described;

THENCE S88°05'05"W parallel to the south line of said Fourcade tract, a distance of 100.57' to a capped iron rod "RD Ellis 4006" set for an interior corner of the tract herein described;

THENCE S01°54'55"E, a distance of 4.20' to a capped iron rod "RD Ellis 4006" set for the most southerly east corner of the tract herein described, and being in the north line of a tract of land conveyed to William and Kara Wilson, as described in Galveston County Clerk's File No. 2018023411;

THENCE S88°05'05"W along and with the south line of said Fourcade tract, same being the north line of said Wilson tract, a distance of 169.43' to a capped iron rod "RD Ellis 4006" set for the southwest corner of the tract herein described, same being the southeast corner of a tract of land conveyed to Joseph and Carol Schumann, as described in Galveston County Clerk's File No. 2012056367;

THENCE N01°54'55"W along and with the east line of said Schumann tract, a distance of 163.68' to a capped iron rod "Survey1" found for the northwest corner of the tract herein described, same being the southwest corner of said Larrasquitu tract;

THENCE N88°05'05"E along and with the south line of said Larrasquitu tract, a distance of 270.00' to the POINT OF BEGINNING of the tract herein described.

0 40 80 120
Scale: 1"= 40'

signed, a Registered Professional Land Surveyor of the State of Texas, ertify that this survey was made on the ground of the property legally ereon and is true and correct to the best of my knowledge.

is
4006

STATE OF TEXAS REGISTERED ROBERT D. ELLIS 4006 PROFESSIONAL LAND SURVEYOR

ELLIS SURVEYING SERVICES

Ellis Surveying Services, LLC.
2805 25th Ave. N. Texas City, TX 77590
Tel: (409) 938-8700 Fax (866) 678-7685
Texas Firm Reg. No. 100340-00

SURVEYOR NOTES:

1. Bearings referenced to Grid North, Texas State Plane Coordinate System NAD83, Texas South Central Zone.
2. Surveyor has made no investigative or independent search for easements of record encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
4. Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

Date: 10-02-18
Scale: 1"= 40'

PROJECT:
OUTLOT 342-17