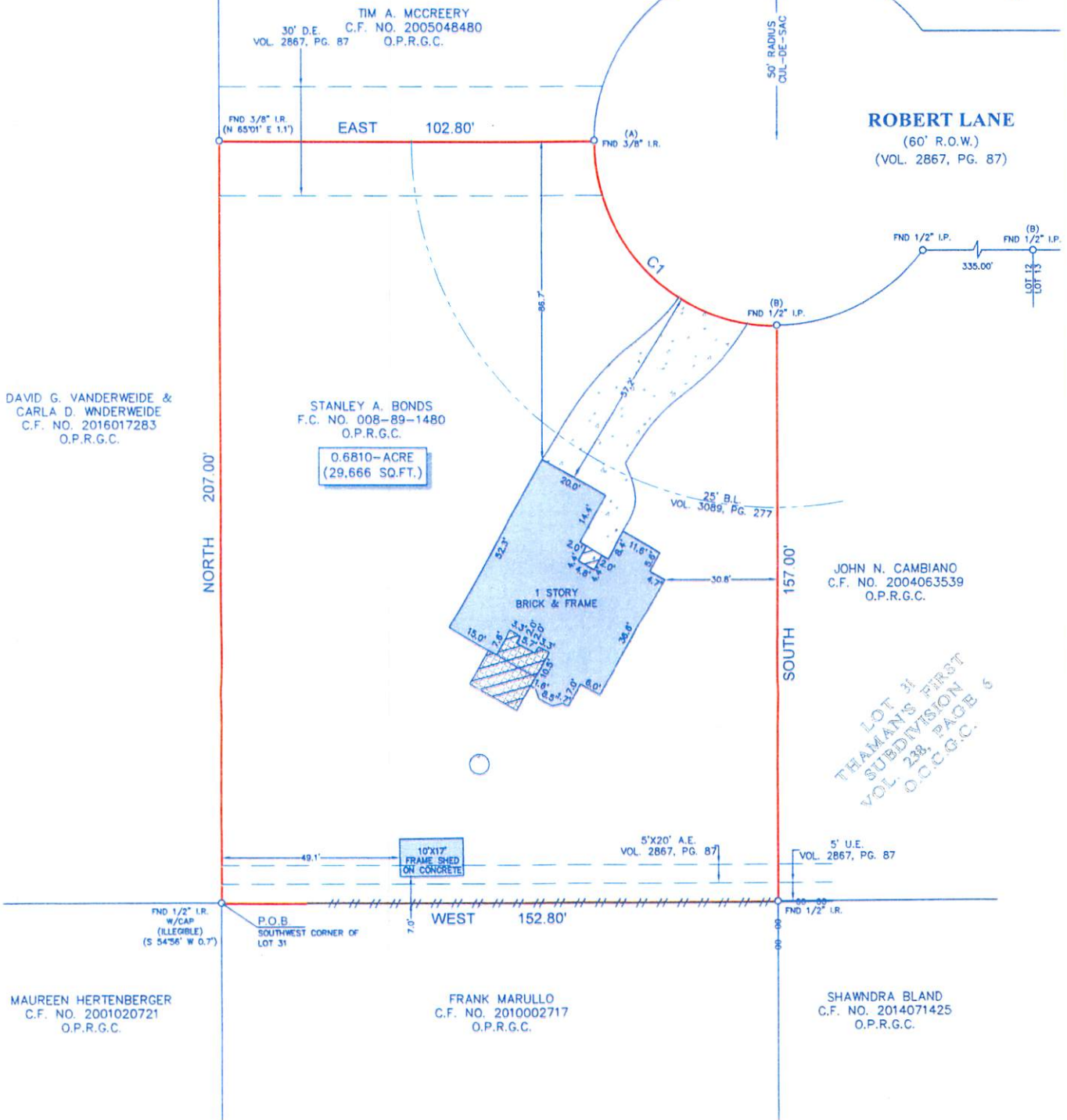


MARY AUSTIN LEAGUE ABSTRACT 1

SCALE 1"=30'



NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO STANLEY A. BONDS, RECORDED IN COUNTY CLERK'S FILE CODE NO. 008-89-1480 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON SEPTEMBER 1, 2021, UNDER G.F. NO. TC2186727.
- BUILDING SET BACK LINE LINE(S) AFFECTING THE SUBJECT PROPERTY, AS RECORDED IN VOLUME 3089, PAGE 277, O.P.R.G.C.
- THERE ARE NO AERIAL EASEMENT ENCROACHMENTS.

**LEGEND**

	CONCRETE		FENCE
	COVERED AREA		WOOD CHAIN LINK
	TILE		B.L. = BUILDING LINE
			U.E. = UTILITY EASEMENT
			A.E. = AERIAL EASEMENT
			D.E. = DRAINAGE EASEMENT

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	50.00'	78.54'	S45°00'00" E	70.71'

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.6810 ACRE (29,666 SQUARE FEET) SITUATED IN THE MARY AUSTIN LEAGUE, ABSTRACT 1, GALVESTON COUNTY, TEXAS, BEING A TRACT OF LAND OUT OF LOT 31, OF THAMAN'S FIRST SUBDIVISION, A SUBDIVISION GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 238, PAGE 6 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: HENRY K. JORDAN AND DEBORAH A. JORDAN

ADDRESS: 12331 ROBERT LANE



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 SEPTEMBER 7, 2021 AND THAT THIS PLAT SUBSTANTIALLY COMPLETES 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.

*Richard Fussell*  
 RICHARD FUSSELL  
 RPESA 4148



TITLE COMPANY:  
**SOUTH-LAND**  
 TITLE

409-886-5801  
 G.F. # TC2186727  
 ISSUE DATE: SEPTEMBER 1, 2021



	www.survey1inc.com survey1@survey1inc.com Firm Registration No. 100758-00 P.O. Box 2543   Alvin, TX 77512 (281)393-1382   Fax(281)393-1383	FIELD CREW: JJ TECH: SF DRAFTER: LG3 FINAL CHECK: EF	DATE: 9-10-21 JOB#: 9-101999-21
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*Deborah A Jordan 10-1-21  
 Henry K Jordan 10/1/21*

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
0.6810 ACRES (29,666 SQUARE FEET) SITUATED  
IN THE MARY AUSTIN LEAGUE, ABSTRACT 1  
GALVESTON COUNTY, TEXAS**

Being a tract of land containing 0.6810 acres (29,666 square feet), situated in the Mary Austin League, Abstract 1, Galveston County, Texas, being a tract of land out of Lot 31, of Thaman's First Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 6 in the office of the County Clerk of Galveston County, Texas, being all of a tract conveyed unto Stanley A. Bonds by deed recorded under Film Code No. 008-89-1480, of the Official Public Records of Galveston County, Texas. Said 0.6810-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of the said tract herein described, same being the southwest corner of said Lot 31, from which a found 1/2-inch iron rod with cap (illegible) bears South 54°56' West, a distance of 0.7 feet;

THENCE North along the west line of said Lot 31, a distance of 207.00 feet to the northwest corner of the said tract herein described, same being the northwest corner of said Lot 31, from which a found 3/8-inch iron rod bears North 65°01' East, a distance of 1.1 feet;

THENCE East, a distance of 102.80 feet to a found 3/8-inch iron rod for a corner on the 50 foot radius cul-de-sac of a 60 foot road;

THENCE along the said cul-de-sac arc, having a radius of 50.00 feet, an arc length of 78.54 feet, a chord bearing of South 45°00'00" East, and a chord length of 70.71 feet, to a found 1/2-inch iron rod for a corner;

THENCE South, along a line parallel with the west line of said Lot 31, a distance of 157.00 feet to a found 1/2-inch iron rod in the south line of said Lot 31 for the southeast corner of the said tract herein described;

THENCE West, along the south line of said Lot 31, a distance of 152.80 feet to the POINT OF BEGINNING and containing 0.6810 acres (29,666 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated September 10, 2021, job number 9-101999-21.*



A handwritten signature in blue ink, appearing to be "R. Fussell".

