

A.G. REYNOLDS LEAGUE
ABSTRACT 21

SCALE 1"=20'

P.O.C.
SOUTHWEST
CORNER OF
LOT 11
JOHN L. LEWIS
SUBDIVISION
VOL. 192, PG. 271
P.R.G.C.

LAURA ANNE MULLINS
C.F. NO. 9549414
O.P.R.G.C.

FINO 1/2" I.R. (N25°14'E 2.6')
S 48°14'00" E 114.31'
4" WOOD POST (N37°33'E 1.3')

0.5000 ACRES
(21,780 SQ.FT.)

CHRIS PENUEL ARTHUR
C.F. NO. 2009061759
O.P.R.G.C.

JAMES B. PERRY &
ANNETTA G. PERRY
C.F. NO. 2019050756
O.P.R.G.C.

LAURA ANNE MULLINS
C.F. NO. 9549414
O.P.R.G.C.

N 41°46'00" E 172.00'

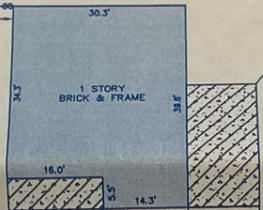
S 41°46'00" W 209.07'

PEARSON ROAD
(60' R.O.W.)

PEARSON ROAD
(60' R.O.W.)

N 30°16'00" W 120.17'

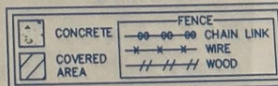
FINO 1/2" I.R. (A) 548.15'
FINO 1/2" I.R. (B) 190.00'
FINO 1" I.P. (N22°29'E 2.6')



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO CHRIS PENUEL ARTHUR, RECORDED IN COUNTY CLERK'S FILE NO. 2009061759, OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. 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.
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. EASEMENT AS SET FORTH IN C.F. NO. 9228464 AND CORRECTED IN C.F. NO. 9238711. (GENERAL IN NATURE/NOT LOCATED BY DEED)
7. EASEMENT AS SET FORTH IN VOL. 1095, PG. 208. (DOES NOT APPLY TO SUBJECT PROPERTY)

LEGEND

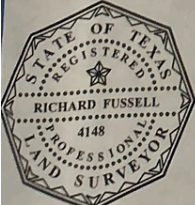


LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.5000 ACRES (21,780 SQUARE FEET) SITUATED IN THE A.G. REYNOLDS LEAGUE, ABSTRACT 21, GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: TIFFANY FARRELL AND NICHOLAS MENCACCI

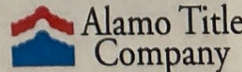
ADDRESS: 7631 PEARSON ROAD

TITLE COMPANY:



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 14, 2022 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 ENCUMBRANCES OR PROTRUSIONS
EXCEPT AS SHOWN.

Richard Fussell
RPF 4148



281-488-3950

G.F. # ATCH-23-ATCH22118365

ISSUE DATE: APRIL 11, 2022

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Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512
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FIELD CREW: JJ	TECH: AH
DRAFTER: MH	FINAL CHECK: EF

DATE: APRIL 25, 2022

JOB# 4-110590-22

Survey 1, Inc.
Your Land Survey Company