

EAST 1/2 OF THE MARY AUSTIN LEAGUE ABSTRACT 1

THAMAN'S FIRST SUBDIVISION VOL. 231, PG. 6 O.P.R.G.C.

THOMAS E. HILDEBRAND & JAMIE L. HILDEBRAND
FILE NO. 2000037798
O.P.R.G.C.

RUSSELL A. SAUERS & SANDRA J. SAUERS
FILE NO. 2000037797
O.P.R.G.C.

EDWIN F. TRUELOVE
FILE NO. 7840649
O.P.R.G.C.

U.S. BANK NATIONAL
FILE NO. 2013035833
O.P.R.G.C.

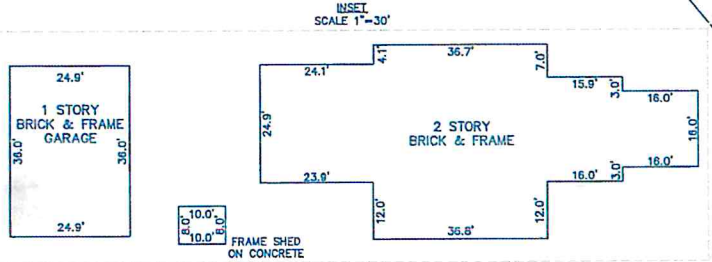
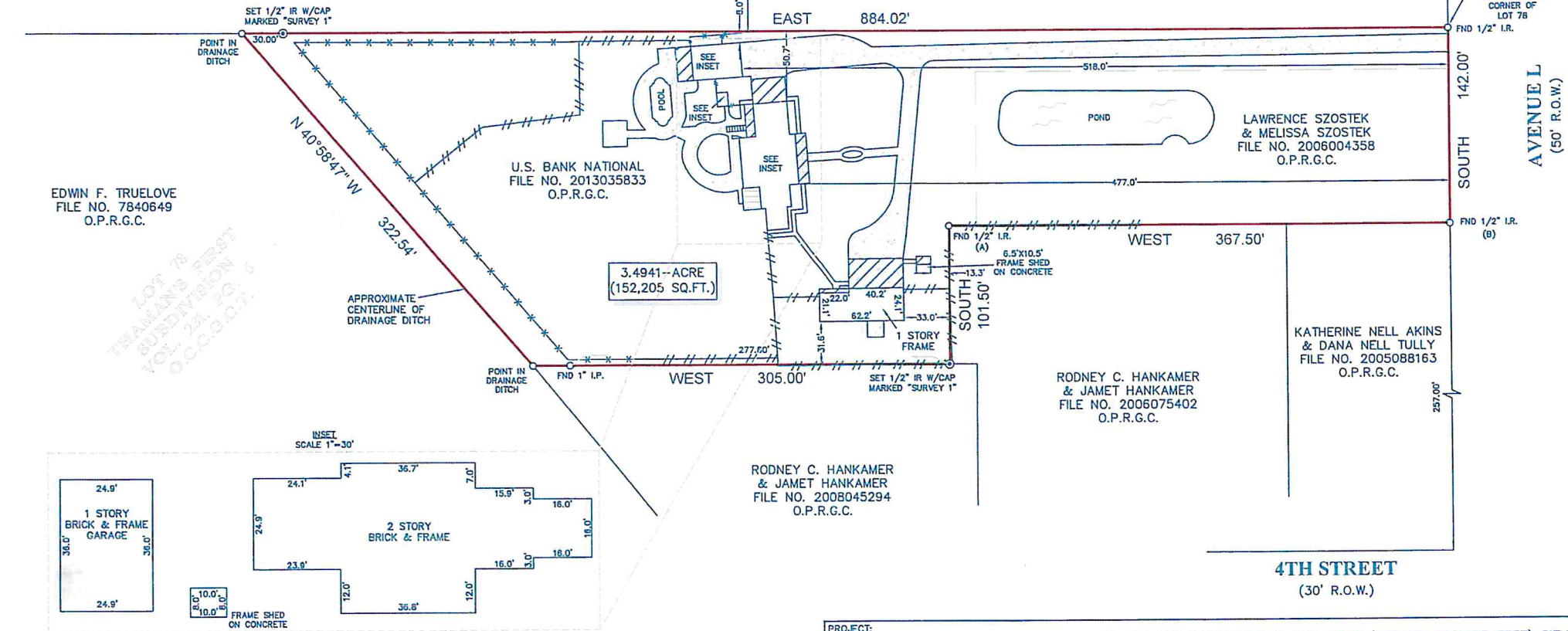
LAWRENCE SZOSTEK & MELISSA SZOSTEK
FILE NO. 2006004358
O.P.R.G.C.

KATHERINE NELL AKINS & DANA NELL TULLY
FILE NO. 2005088163
O.P.R.G.C.

RODNEY C. HANKAMER & JAMET HANKAMER
FILE NO. 2006075402
O.P.R.G.C.

RODNEY C. HANKAMER & JAMET HANKAMER
FILE NO. 2008045294
O.P.R.G.C.

LOT 78 THAMAN'S FIRST SUBDIVISION VOL. 231, PG. 6 O.P.R.G.C.



- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER.
 - THIS SURVEY IS CERTIFIED TO GALVESTON PILING 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.

LEGEND

- | | | |
|--------------|-------|-----------|
| CONCRETE | FENCE | WOOD DECK |
| COVERED AREA | WOOD | TILE |
| STEPS | METAL | |



PROJECT:
A LAND TITLE SURVEY OF A TRACT OF LAND CONTAINING 3.4941 ACRE (152,205 SQUARE FEET) SITUATED IN THE EAST 1/2 OF THE MARY AUSTIN LEAGUE, ABSTRACT 1, GALVESTON COUNTY, TEXAS AND BEING OUT OF LOT 78 OF THAMAN'S FIRST SUBDIVISION, A SUBDIVISION RECORDED IN VOL. 231, PG. 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: CODY LEE
ADDRESS: 1910 AVENUE L
FLOOD ZONE: "C" & "A1" **FLOOD MAP#:** 485470 0150 D
FLOOD MAP DATE: NOV. 16, 1990 **FLOOD MAP COUNTY:** GALVESTON



SURVEYOR'S 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 OCT. 29, 2014 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 ENCROACHMENTS OR PROTRUSIONS EVIDENT AS SHOWN.

Richard Fussell
RPLS# 4148

SURVEY1 Inc.
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survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 • Alvin, TX 77512
(281)393-1382 • Fax(281)393-1383

FIELD CREW: JOB# 10-31558-14
DRAFTER: DB
DATE: OCT. 29, 2014

**DESCRIPTION OF A TRACT OF LAND CONTAINING
3.4941 ACRES (152,205 SQUARE FEET) SITUATED
IN THE EAST 1/2 OF THE MARY AUSTIN LEAGUE, ABSTRACT 1
GALVESTON COUNTY, TEXAS**

Being a tract of land containing 3.4941 acres (152,205 square feet), situated in the East 1/2 of the Mary Austin League, Abstract 1, Galveston County, Texas, being out of Lot 78 of Thaman's First Subdivision, a subdivision recorded in Volume 231, Page 6 in the Office of the County Clerk of Galveston County, Texas and being all of two tracts of land conveyed to Lawrence Szostek & Melissa Szostek by deed recorded under County Clerk's File No. 20060004358 and U.S. Bank National by deed recorded under County Clerk's File No. 2013035833 both of the Official Public Records of Galveston County, Texas. Said 3.4941-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod at the southeast corner of Lot 83, of said Thaman's First Subdivision, and a tract of land conveyed to Russell A. Sauters & Sandra J. Sauters by deed recorded under County Clerk's File No. 2000037797 of the Official Public Records of Galveston County, Texas, in the west right-of-way line of Avenue L (50.00 feet wide) and for the northeast corner of said Lot 78 and said tract herein described;

THENCE South, along the west right-of-way line of said Avenue L, a distance of 142.00 feet to a found 1/2 inch iron rod in the west right-of-way line of said Avenue L, for the northeast corner of a tract of land conveyed to Katherine Nell Akins & Dana Nell Tully by deed recorded under County Clerk's File No. 2005088163 of the Official Public records of Galveston County, Texas and for the most easterly southeast corner of said tract herein described;

THENCE West, a distance of 367.50 feet to a found 1/2 inch iron rod for the northwest corner of a tract of land conveyed to Rodney C. Hankamer & Jamet Hankamer by deed recorded under County Clerk's File No. 2006075402 of the Official Public Records of Galveston County, Texas and for an interior corner of said tract herein described;

THENCE South, a distance of 101.50 feet to a set 1/2 inch iron rod with cap marked "Survey 1" for the most southerly southeast corner of said tract herein described;

THENCE West, passing a found 1 inch iron pipe at a distance of 277.80 feet and continuing for a total distance of 305.00 feet to a point in the approximate centerline of a drainage ditch, for the northwest corner of a tract of land conveyed to Rodney C. Hankamer & Jamet Hankamer by deed recorded under County Clerk's File No. 2008045294 of the Official Public Records of Galveston County, Texas and for the southwest corner of said tract herein described;

THENCE North 40°58'47" West, a distance of 322.54 feet to a point in the approximate centerline of a drainage ditch, the northeast corner of a tract of land conveyed to Edwin F. Truelove by deed recorded under County Clerk's File No. 7840649 of the Official Public Records of Galveston County, Texas, in the south line of said Lot 83 and for the northwest corner of said tract herein described;

THENCE East, along the south line of said Lot 83, passing a set 1/2 inch iron rod with cap marked "Survey 1" at a distance of 30.00 feet and continuing for a total distance of 884.02 feet to the **POINT OF BEGINNING** and containing 3.4941 acres (152,205 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 Oct. 29, 2014, job number 10-31558-14.

Survey 1, Inc.
P.O. Box 2543
Alvin, TX 77512
281-393-1382

