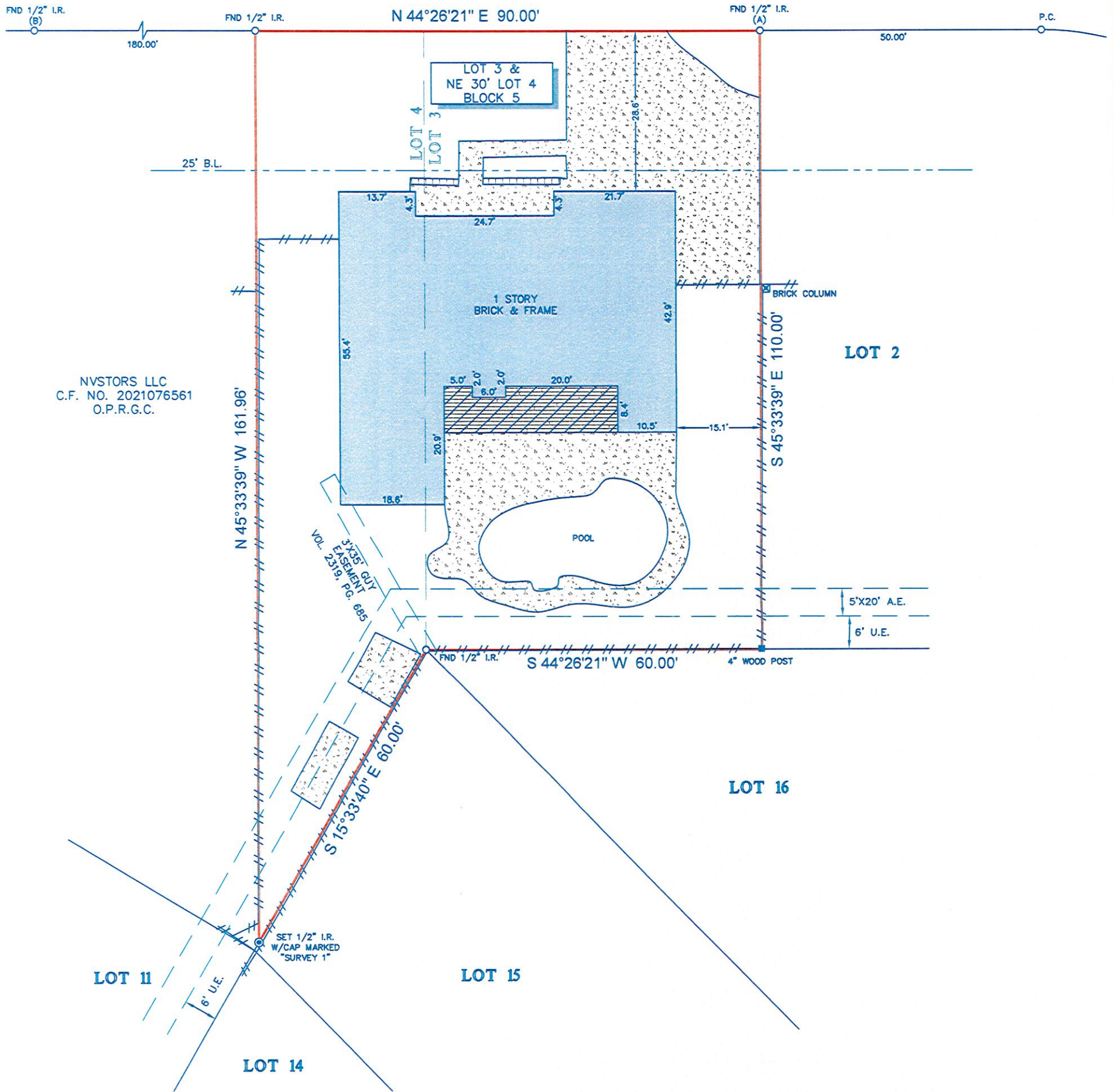


SCALE 1"=20'

**A BAR DRIVE**  
(60' R.O.W.)



NVSTORS LLC  
C.F. NO. 2021076561  
O.P.R.G.C.

- NOTES:**
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. 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. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JUNE 21, 2023, UNDER G.F. NO. CTH-FWF-CTT237707850.

**LEGEND**

|  |              |  |                         |
|--|--------------|--|-------------------------|
|  | CONCRETE     |  | FENCE                   |
|  | COVERED AREA |  | WOOD                    |
|  | WOOD DECK    |  | B.L. = BUILDING LINE    |
|  |              |  | U.E. = UTILITY EASEMENT |
|  |              |  | A.E. = AERIAL EASEMENT  |
|  |              |  | BRICK WALL              |

LEGAL DESCRIPTION: THE SURFACE ONLY OF LOT 3 AND THE NORTHEASTERLY 30.00 FEET OF LOT 4, IN BLOCK 5 OF TRIPLE BAR ESTATES, SECTION 1, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 59 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

|  |   |  |
|--|---|--|
| CLIENT:<br>KEVIN JAMES GUINN   | ADDRESS:<br>12515 A BAR DRIVE   | TITLE COMPANY:<br>CHICAGO TITLE  |
| <p>SURVEYOR'S CERTIFICATE:<br/>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 JUNE 23, 2023 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 EXCEPT AS SHOWN.</p> <p><i>Richard Fussell</i><br/>RICHARD FUSSELL<br/>RPLS# 4148</p> |   | <p>281-993-5773</p> <p>G.F. #:<br/>CTH-FWF-CTT237707850</p> <p>ISSUE DATE:<br/>JUNE 21, 2023</p> |
|  | <p>www.survey1inc.com<br/>survey1@survey1inc.com<br/>Firm Registration No. 100758-00<br/>P.O. Box 2543   Alvin, TX 77512<br/>(281)393-1382   Fax(281)393-1383</p> | <p>FIELD CREW:<br/>JJ</p> <p>TECH:<br/>SF</p> <p>DRAFTER:<br/>MH</p> <p>FINAL CHECK:<br/>EF</p>  |