

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.1147 ACRES (5,000 SQUARE FEET) SITUATED
IN THE JAMES SPILLMAN LEAGUE, ABSTRACT 175
GALVESTON COUNTY, TEXAS**

Being a tract of land containing 0.1147 acres (5,000 square feet), situated in the James Spillman League, Abstract 175, Galveston County, Texas, being all of a tract of land conveyed unto Jennifer Nolan by deed recorded under County Clerk's File No. 2018002544 of the Official Public Records of Galveston County, Texas, being Lot 38, of Holiday Beach Subdivision, a Re-Plat of Wittjen Subdivision No. 7, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 57, of the County Clerk's Records of Galveston County, Texas. Said 0.1147-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of Lot 22, Block 23, of said Wittjen Subdivision No. 7, which point is on the Northerly side of East Bayou Drive;

THENCE South 04° 31' 52" West, across East Bayou Drive, a distance of 62.00 feet to a point on the Southerly side of said Drive;

THENCE South 79° 56' 30" West, along the South side of said Drive, a distance of 163.18 feet;

THENCE South 51° 54' 00" West, a distance of 902.97 feet to a point;

THENCE South 19° 06' 00" West, a distance of 181.26 feet to the northeast right-of-way of 3rd Street;

THENCE South 70° 54' 00" East, along the northeast right-of-way of the said 3rd Street, a distance of 180.60 feet to point of the intersection of said 3rd Street and Schlitz Lane (60.00 feet wide);

THENCE North 51° 54' 00" East, along the northwest right-of-way of said Schlitz Lane, a distance of 154.52 feet point to a set 1/2-inch iron rod with cap marked "Survey 1" for south corner and PLACE OF BEGINNING of said tract herein described;

THENCE North 38°06'00" West, at 90.00 feet passing a set 1/2-inch iron rod with cap marked "Survey 1" on line for reference and continue for a total distance of 100.00 feet to a point on a 50.00 feet wide canal for the west corner of said tract herein described;

THENCE North 51°54'00" East, along said canal, a distance of 50.00 feet to the northeast corner of said tract herein described;

THENCE South 38°06'00" East, at 10.00 feet passing a found 1/2-inch iron rod with cap marked "Tricon" on line for reference and continue for a total distance of 100.00 feet to a found 1/2-inch iron rod with cap marked "Tricon" in the northwest right-of-way line of said Schlitz Lane for the east corner of said tract herein described;

THENCE South 51°54'00" West, along the northwest right-of-way line of said Schlitz Lane, a distance of 50.00 feet to the POINT OF BEGINNING and containing 0.1147 acres (5,000 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 January 25, 2021, job number 1-92657-21.

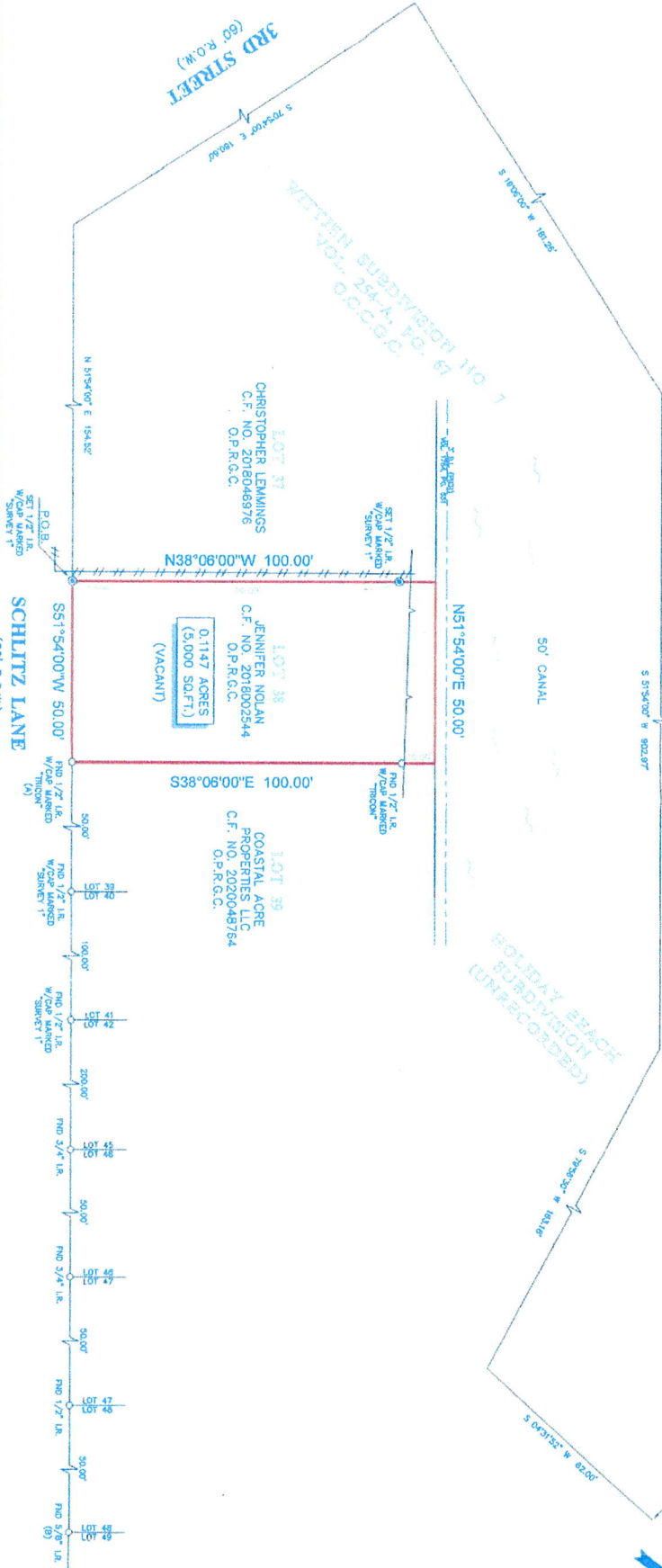


JAMES SPILLMAN
LEAGUE
ABSTRACT 175

300 STREET
(60' R.O.W.)

WITTEN SUBDIVISION NO. 7
VOL. 244-A, PG. 67
D.C.C.C.

SCHLITZ LANE
(50' R.O.W.)

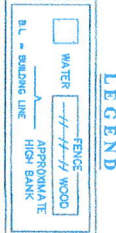


HOLIDAY BEACH
SUBDIVISION
(UNRECORDED)

P.O. BOX
OWNER LOT 22
BLOCK 23
WITTEN SUBDIVISION
NO. 7

SCALE 1"=50'

- NOTES:**
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIME MERIDIAN CONNECTED INTO JENNIFER NOLAN, RECORDED IN COUNTY CLERK'S OFFICE, VOL. 201800044 OF THE ORIGINAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL.
 2. CONTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE. SURVEYOR HAS NOT INDEPENDENTLY INVESTIGATED SUBJECT PROPERTY COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ANY OTHER TRANSACTION.
 3. ADDITIONAL INSTRUMENTS OR SUBSEQUENT OWNERS.
 4. ALL EASEMENTS AND EASEMENTS SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 5. SUBJECT TO THE RESTRICTIONS CONTAINED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 01-18-21, UNDER 62 NO. 1087972.
 6. UNLOCATED PRELIMINARY RIGHT-OF-WAY IN FAVOR OF BRENDA PLANT CORPORATION AS RECORDED IN VOL. 661, PG. 657 C.C.C.C. DOES NOT APPLY TO SUBJECT PROPERTY.
 7. UNLOCATED PRELIMINARY RIGHT-OF-WAY OF PAN AMERICAN RESIN COMPANY AS RECORDED IN VOL. 883, PG. 333 C.C.C.C. DOES NOT APPLY TO SUBJECT PROPERTY.



LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.1147 ACRES (5,000 SQUARE FEET) SITUATED IN THE JAMES SPILLMAN LEAGUE, ABSTRACT 175, GALVESTON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

STATE OF TEXAS
COUNTY OF GALVESTON
RICHARD RUSSELL
LAND SURVEYOR
418
I, RICHARD RUSSELL, LAND SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY OF THE ABOVE DESCRIBED TRACT AND THAT THE PLAT IS CORRECT AND ACCURATE AND THAT I HAVE NOTED THE LOCATION OF ALL UTILITIES AND EASEMENTS AND HAVE SHOWN THEM ON THIS PLAT.

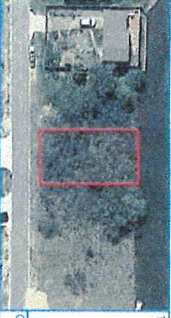
CLIENT:
S BUG PROPERTIES LLC

ADDRESS:
SCHLITZ LANE
www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Full-Service Survey Company
P.O. Box 2543 I.A.M., TX 77512 | (281)397-1382

FIELD CREW: JJ
TECH: SF
DRAWN: JB
FINAL CHECK: EF

DATE: 01-25-21
JOB#: 1-92657-21



stewart
title guaranty company

KATHY TAVAREZ
C.F. # 1087972
ISSUE DATE: 01-19-21

