

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- WOOD FENCE
- CALCULATED CORNER
- FOUND IRON ROD
- POWER POLE
- CONTROL MONUMENT

NOTE:
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY GF NO. LT-1978-1978015450-EP ISSUED ON 06/25/2018.

THE PIPELINE EASEMENT AS RECORDED IN VOLUME 487, PAGE 564, VOLUME 507, PAGE 83, DEED RECORDS, GALVESTON COUNTY, TEXAS, DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY, AND THERE IS NO EVIDENCE AS TO ITS LOCATION ON THE GROUND.

THE COMMUNICATION LINES EASEMENT AS RECORDED IN VOLUME 1245, PAGE 523, DEED RECORDS, GALVESTON COUNTY, TEXAS, DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

THERE EXIST A PIPELINE EASEMENT AS RECORDED IN VOLUME 549, PAGE 321, VOLUME 1189, PAGE 501, DEED RECORDS, GALVESTON COUNTY, TEXAS.

THERE EXIST A WATER AND SEWER EASEMENT AS RECORDED IN VOLUME 631, PAGE 130, VOLUME 1757, PAGE 279, DEED RECORDS, GALVESTON COUNTY, TEXAS.

FLOOD INFORMATION
FIRM: 485488 PANEL: 0010 D
REV. DATE: 09/22/1999
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

I, DAVID E. KING, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to FNF LAWYERS TITLE OF DEW, INC.

that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no aporent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.
Description: BEING A 1.00 ACRES PARCEL OF LAND recorded in Clerk's File 2008067750, of the Map/Deed and Plat Records of GALVESTON County, Texas.
Borrower: STEPHEN F. AUSTIN SURVEY, A-3
Address: 1101 E. MAIN ST., LEAGUE CITY, TX 77573 GF No. LT-1978-1978015450-EP

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:

Overland Consortium Inc.

Surveyors

Tel: 281-940 8869 Fax: 281-207 6476

1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

METES AND BOUNDS
1.00 ACRE PARCEL
LOCATED IN THE
AUSTIN SURVEY,
ABSTRACT 3,
GALVESTON COUNTY, TEXAS

Being a 1.00 acre parcel of land situated in the Austin Survey, Abstract 3, Harris County, Texas, and being part of Lot 2 of Division B of League City, and being the same property as described in deed recorded in Galveston County Clerk's File 2008067750, with the basis of bearings being said deed, and being more particularly described as follows:

BEGINNING, at an X found in concrete in the southern right of way of East Main Street (70' R.O.W.), for the northeast corner of the called 1.37 acres as recorded in G.C.C.F. 2013059963, and marking the northwest corner of the herein described parcel;

THENCE, North 47°53'00" East, a distance of 131.82 feet (called 132.00 feet) along the southern right of way of East Main Street to a 1/2" iron rod set with plastic cap for the northwest corner of the called 0.4673 acres as recorded in G.C.C.F. 9628932, and marking the northeast corner of the herein described parcel;

THENCE, South 42°05'13" East (called South 42°07'00" East), a distance of 330.00 feet along the southwestern line of the called 0.4673 acres, the called 0.4673 acres as recorded in G.C.C.F. 2012041458, and the called 1.1012 acres as recorded in G.C.C.F. 2017025211, to a 1/2" iron rod set with plastic cap for the northeast corner of the called 2.116 acres as recorded in G.C.C.F. 2013051532, and marking the southeast corner of the herein described parcel;

THENCE, South 47°53'00" West, a distance of 131.82 feet (called 132.00 feet) along the northwestern line of the called 2.116 acres to a 1/2" iron rod set with plastic cap for an interior corner of the called 2.116 acres, and marking the southwest corner of the herein described parcel;

THENCE, North 42°05'13" West (called North 42°07'00" West), a distance of 330.00 feet along the northeastern line of the called 2.116 acres and the called 1.37 acres back to the **POINT OF BEGINNING**, and containing 1.00 acres of land.



GRAPHIC SCALE



LAND TITLE SURVEY

JOB NO.:	180701010769	NO.:		REVISION		DATE	
DATE:	07/07/18						
DRAWN BY:	MF						
APPROVED BY:	DEK						



FIRM REGISTRATION NO. 10190700

DAVID E. KING, JR., R.P.L.S.

Registered Professional Land Surveyor
Registration No. 6272

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