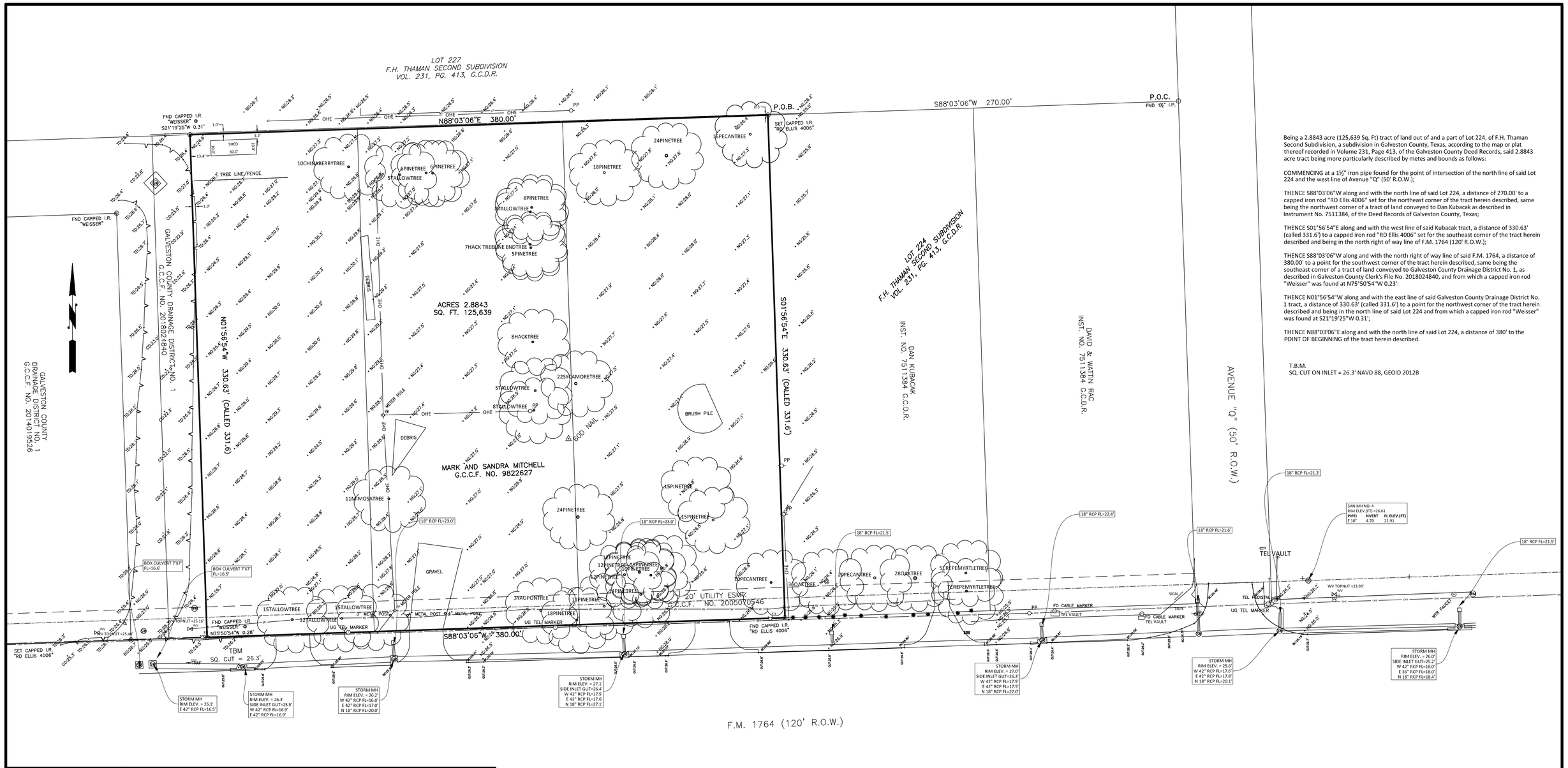


Being a 2.8843 acre (125,639 Sq. Ft) tract of land out of and a part of Lot 224, of F.H. Thaman Second Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 231, Page 413, of the Galveston County Deed Records, said 2.8843 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1½" iron pipe found for the point of intersection of the north line of said Lot 224 and the west line of Avenue "Q" (50' R.O.W.);

THENCE S88°03'06"W along and with the north line of said Lot 224, a distance of 270.00' to a capped iron rod "RD Ellis 4006" set for the northeast corner of the tract herein described, same being the northwest corner of a tract of land conveyed to Dan Kubacak as described in Instrument No. 7511384, of the Deed Records of Galveston County, Texas;

THENCE S01°56'54"E along and with the west line of said Kubacak tract, a distance of 330.63' (called 331.6') to a capped iron rod "RD Ellis 4006" set for the southeast corner of the tract herein described and being in the north right of way line of F.M. 1764 (120' R.O.W.);

THENCE S88°03'06"W along and with the north right of way line of said F.M. 1764, a distance of 380.00' to a point for the southwest corner of the tract herein described, same being the southeast corner of a tract of land conveyed to Galveston County Drainage District No. 1, as described in Galveston County Clerk's File No. 2018024840, and from which a capped iron rod "Weisser" was found at N75°50'54"W 0.23';

THENCE N01°56'54"W along and with the east line of said Galveston County Drainage District No. 1 tract, a distance of 330.63' (called 331.6') to a point for the northwest corner of the tract herein described and being in the north line of said Lot 224 and from which a capped iron rod "Weisser" was found at S21°19'25"W 0.31';

THENCE N88°03'06"E along and with the north line of said Lot 224, a distance of 380' to the POINT OF BEGINNING of the tract herein described.

T.B.M.
SQ. CUT ON INLET = 26.3' NAVD 88, GEOID 2012B

## LEGEND

### LINES

ASPHALT
FENCE-B/W
FIBRE OPTIC
FENCE-WOOD
GAS LINE
OH ELECTRIC
OH TELEPHONE
FENCE - IRON
FENCE-WOOD
SANITARY SEWER
STORM SEWER
TOP BANK
RR TRACK
UNDERGRD ELEC
UNDERGRD TEL
WATER LINE

### SYMBOLS

ELECTRIC BOX
GAS VALVE
GAS METER
FND IRON ROD
POWER POLE
SAN SEW MANHOLE
STORM MANHOLE
TEL PEDESTAL
WATER VALVE
WATER WELL
FIRE HYDRANT
WATER METER

### ABBREVIATIONS

NAD - NORTH AMERICAN DATUM
BM-BENCHMARK
TBM-TEMPORARY BENCHMARK
GCMR.-GALVESTON CO. MAP RECORDS
GCDR.-GALVESTON CO. DEED RECORDS
CCF NO.-CLERK'S FILE NUMBER
OH-OVERHEAD

SURVEYOR NOTES:

1. Coordinates based on NAD83 (CORS96) Texas State Coordinate System, South Central Zone.
2. Bearings referenced to Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.
3. This is an aboveground survey. The underground utilities, if shown, are based on information provided by various utility companies and/or above ground markers, and these locations should be considered approximate. There may be additional underground hazards not shown on this drawing, prior to any excavation the owner/contractor must contact Texas One-Call (1-800-245-4545) to mark onsite underground utilities/hazards.
4. Surveyor has made no investigative or independent search for easements of record encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
5. This topographic map and the survey upon which it is based have been prepared and performed in accordance with the United States National Map Accuracy Standards for vertical accuracy. It is not the intent of this survey to render a professional opinion as to the location or condition of the boundary of the real property shown hereon. This survey was not prepared for use in any real estate transaction, conveyance or title insurance proceedings. Any depiction that may appear hereon of bearings, distances, courses, areas or monumentation are not necessarily supported by field recovered evidence and shall be interpreted as being based on record information or conceptual renderings only.
6. This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
7. The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
8. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
9. Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

This topographic map and the survey upon which it is based have been prepared and performed in accordance with the United States National Map Accuracy Standards for vertical accuracy.

Robert D. Ellis
Tx. Reg. No. 4006

STATE OF TEXAS
REGISTERED
ROBERT D. ELLIS
4006
PROFESSIONAL
LAND SURVEYOR

| REV. NO. | DATE | COMMENT |
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| A | 05-15-19 | FOR REVIEW |

DATE: 05-15-19
SCALE: 1" = 30'
PROPERTY ADDRESS:
PROJECT NO. 2808

ELLIS SURVEYING SERVICES
*Ellis Surveying Services, LLC.*
*2805 25th Ave. North Texas City, TX 77590*
*Tel: (409) 938-8700 Fax (866) 678-7685*
*Texas Firm Reg. No. 100340-00*

TOPOGRAPHIC SURVEY
OF A 2.8843 ACRE (125,639 SQ. FT.) OF LAND
OUT OF AND A PART OF LOT 224, FH THAMANS
SECOND SUBDIVISION, VOL. 231, PG. 413, G.C.D.R.
SANTA FE, TEXAS