

TRACT I DESCRIPTION

Being all of Lot Twelve (12) and the East 107 Feet of Lot One (1), in Block "D", of **SECOND EXTENSION OF RICHARDS SUBDIVISION**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 78, and transferred to Plat Record 13, Map No. 86.1, of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rod found at the Southeast corner of said Lot 12, said point lying at the intersection of the Northern line of Avenue J, being a 60 foot right-of-way, with the Western line of Paulette Drive, being a 60 foot right-of-way;

THENCE North 75°40'00" West along the Northern line of said Avenue J, same being the Southern line of said Lot 12, at a distance of 210.50 feet pass the common Southern corner of said Lots 1 and 12, and continuing along the Northern line of said Avenue J, same being the Southern line of said Lot 1 for a total distance of 317.50 feet to a point for corner, and a set 1/2 inch rod;

THENCE North 14°20'00" East over and across said Lot 1, a distance of 105.00 feet to a point for corner in the Northern line of said Lot 1, and a set 1/2 inch rod;

THENCE South 75°40'00" East along the Western line of said Lot 1, at a distance of 107.00 feet pass the common Northern corner of said Lots 1 and 12, and continuing along the Northern line of said Lot 12 for a total distance of 317.50 feet to a point for corner in the Western line of said Paulette Drive, and a set 1/2 inch rod;

THENCE South 14°20'00" West along the Western line of said Paulette Drive, same being the Eastern line of said Lot 12, a distance of 105.00 feet to the **POINT OF BEGINNING** of the herein described tract, and containing 0.7653 acre (33,338 square feet) of land, more or less.

TRACT II DESCRIPTION

Being the West 50 Feet of the East 157 Feet of Lot One (1), in Block "D", of **SECOND EXTENSION OF RICHARDS SUBDIVISION**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 78, and transferred to Plat Record 13, Map No. 86.1, of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2 inch rod bearing North 75°40'00" West, a distance of 107.00 feet from the Southeast corner of said Lot 1, said point also lying in the Northern line of Avenue J, being a 60 foot right-of-way;

THENCE North 75°40'00" East along the Northern line of said Avenue J, same being the Southern line of said Lot 1, a distance of 50.00 feet to a point for corner, and a round 1/2 inch rod;

THENCE North 14°20'00" East over and across said Lot 1, a distance of 105.00 feet to a point for corner in the Northern line of said Lot 1, and a set 1/2 inch rod;

THENCE South 75°40'00" East along the Northern line of said Lot 1, a distance of 50.00 feet to a point for corner, and a set 1/2 inch rod;

THENCE South 14°20'00" West over and across said Lot 1, a distance of 105.00 feet to the **POINT OF BEGINNING** of the herein described tract, and containing 0.1205 acre (5,250 square feet) of land, more or less.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Boskey
Registered Professional
Land Surveyor No. 58556



LEGEND

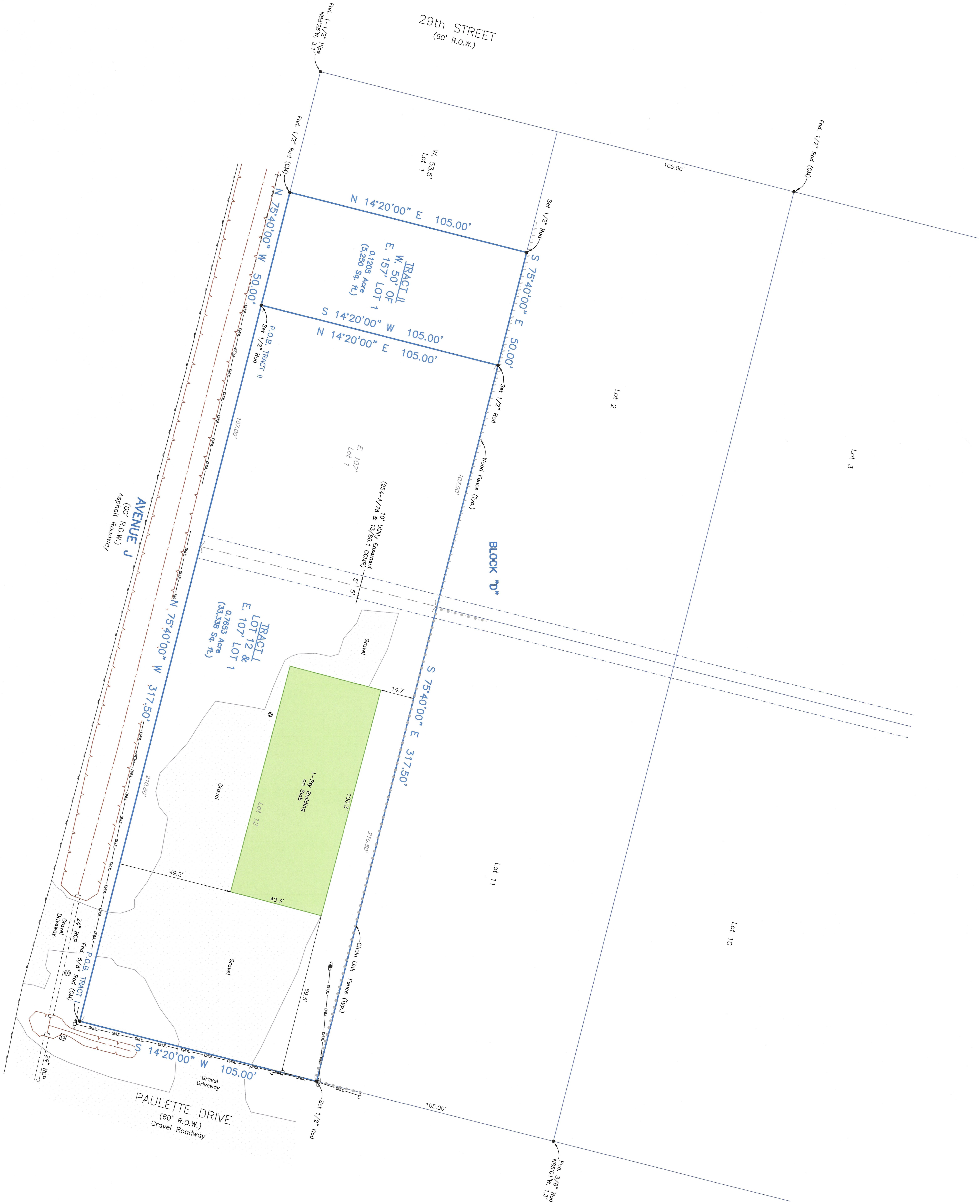
- CM Control Monument
- Fnd. Found
- COMR Galveston County Map Records
- P.O.B. Point of Beginning
- RCP Reinforced Concrete Pipe
- R.O.W. Right of Way
- Typ. Typical
- U.E. Utility Easement
- Cable Pedestal
- Client Out
- Guy Anchor
- Meter Pole
- Power Pole
- Sewer Manhole
- Ditch Flow Line
- Ditch High Bank
- Overhead Utility Lines

SCALE: 1" = 20'

NOTES

- 1) This property line entirely within Zone 7aE of the 100 Year Flood Plain (FEF 13)
- 2) This property is located within the Flood Hazard Insurance Study (FHIS) of the Federal Emergency Management Agency, dated 10/10/08, as amended.
- 3) This property is located within the Flood Hazard Insurance Study (FHIS) of the Federal Emergency Management Agency, dated 10/10/08, as amended.
- 4) This property is located within the Flood Hazard Insurance Study (FHIS) of the Federal Emergency Management Agency, dated 10/10/08, as amended.
- 5) All utility services and power lines are individually recorded or established by OSHA (cell) your records or established by OSHA (cell) your records or established by OSHA (cell) your records.
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Survey Date: OCTOBER 18, 2024
Drawing No.: 6111-004-001-001
Job No.: 24-0394



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