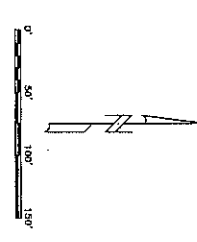


(1) NORTH ARROW & BAR SCALE

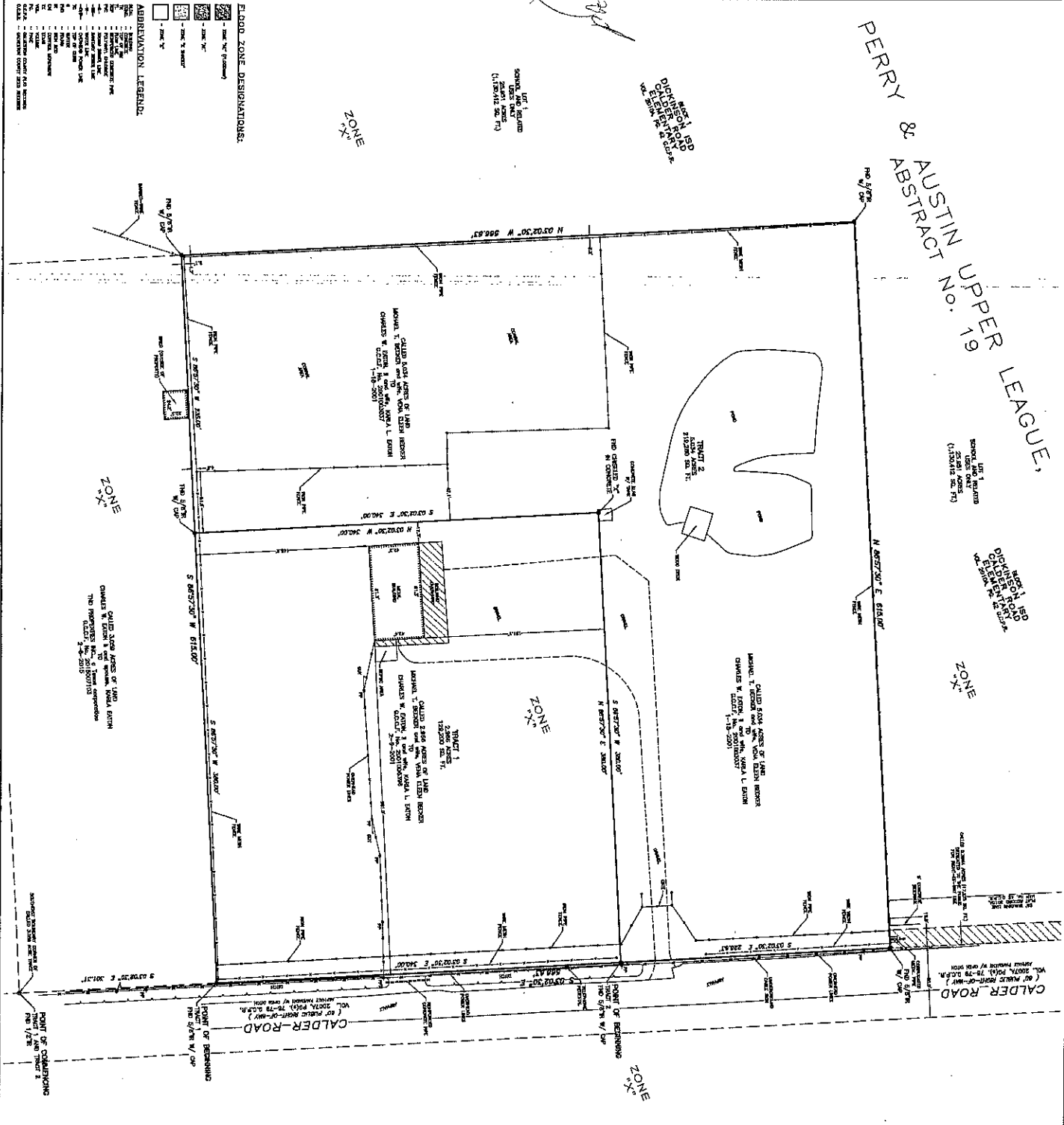


(2) TITLE COMMITMENT INFORMATION

1. THIS DRAWING IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A TITLE COMMITMENT. THE TITLE COMMITMENT IS THE RESPONSIBILITY OF THE TITLE INSURANCE COMPANY. THE TITLE INSURANCE COMPANY WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE TITLE INSURANCE COMPANY WILL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE TITLE COMMITMENT AFTER THE DATE OF RECORDATION. THE TITLE INSURANCE COMPANY WILL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE TITLE COMMITMENT AFTER THE DATE OF RECORDATION.

PERRY & AUSTIN UPPER LEAGUE, ABSTRACT No. 19

(3) SURVEY DRAWING



- (4) GENERAL SURVEYOR NOTES
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1989, CHAPTER 81, ACTS, PREVIOUS EDITIONS, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
 2. THE SURVEY WAS MADE BY MEASUREMENTS OF DISTANCES AND ANGLES.
 3. THE SURVEY WAS MADE BY MEASUREMENTS OF DISTANCES AND ANGLES.
 4. THE SURVEY WAS MADE BY MEASUREMENTS OF DISTANCES AND ANGLES.
 5. THE SURVEY WAS MADE BY MEASUREMENTS OF DISTANCES AND ANGLES.

(5) POSSIBLE ENCROACHMENTS

(6) SURVEYOR'S CERTIFICATION

(7) SYMBOLS LEGEND

(8) ABBREVIATION LEGEND

- (9) FLOOD ZONE DESIGNATIONS
- (10) ABBREVIATION LEGEND
- (11) VIGNETTES
- (12) CROSS LAND AREA
- (13) BUILDING AREA
- (14) PARKING INFORMATION
- (15) BASIS OF BEARINGS & COORDINATES
- (16) FEMA FLOOD ZONE STATEMENT
- (17) ZONING INFORMATION
- (18) LAND TITLE DESCRIPTION
- (19) PROPERTY OWNER(S) AND ADDRESS
- (20) DRAWING INFORMATION
- (21) DRAWING KEY

ALMACSM LAND TITLE SURVEY
 OF 2 TRACTS OF LAND
 TRACT 1 - 2.966 ACRES OF LAND
 (129,200 SQUARE FEET)
 AS CONVEYED TO CHARLES W. EATON, II and wife,
 KARLA L. EATON BY DEED RECORDED UNDER
 GALVESTON COUNTY CLERK'S FILE NO. 2001003037
 ON FEBRUARY 9, 2001 AND
 TRACT 2 - 5.034 ACRES OF LAND
 (218,280 SQUARE FEET)
 AS CONVEYED TO CHARLES W. EATON, II and wife,
 KARLA L. EATON BY DEED RECORDED UNDER
 GALVESTON COUNTY CLERK'S FILE NO. 2001003037
 ON JANUARY 18, 2001, AND
 AND BEING FURTHER SITUATED WITHIN THE
 PERRY & AUSTIN UPPER LEAGUE,
 ABSTRACT No. 19
 CITY OF HOUSTON, GALVESTON COUNTY, TEXAS

PROPERTY OWNER(S) AND ADDRESS

DRAWING INFORMATION

DRAWING KEY

5.034 Acres of Land
Perry & Austin Upper League Survey, A-19
Galveston County, Texas

TRACT 2
METES AND BOUNDS DESCRIPTION
5.034 ACRES OF LAND
PERRY & AUSTIN UPPER LEAGUE, ABSTRACT NO. 19
GALVESTON COUNTY, TEXAS

Being 5.034 acres of land situated in the Perry & Austin Upper League Survey, Abstract No. 19, Galveston County, Texas and being all of that certain called 5.034 acre tract as conveyed to Charles W. Eaton, II and wife, Karla L. Eaton by deed recorded under Galveston County Clerk's File No. 2001003037. Said 5.034 acre tract being more fully described by metes and bounds as follows;

- All bearings herein were obtained from GPS observations and are referenced to NAD83 horizontal projection zone Texas South Central 4204.

COMMENCING at a 1/2 inch iron rod found for the southeast boundary corner of a called 3.059 acre tract of land as conveyed to TNO Properties Inc. by deed recorded under Galveston County Clerk's File No. 2015007103 and being located in the westerly right-of-way line of Calder Road, a called 60 foot wide public right-of-way;

THENCE North 03°02'30" West, along the westerly right-of-way of said Calder Road, for a distance of 641.31 feet to a 5/8 inch iron rod with plastic cap found for corner, said corner being a southeasterly boundary corner of said 5.034 acre tract, same being the northeast boundary corner of a called 2.966 acre tract of land as conveyed to Charles W. Eaton, II and wife, Karla L. Eaton by deed recorded under Galveston County Clerk's File No. 2001006396 and the **POINT OF BEGINNING** of the herein described tract of land;

THENCE South 86°57'30" West, along a southerly boundary line of said 5.034 acre tract, same being the north boundary line of said 2.966 acre tract, for a distance of 380.00 feet to a chiseled "X" in concrete found for corner, said corner being the northwest boundary corner of said 2.966 acre tract, same being an interior boundary corner of said 5.034 acre tract;

THENCE South 03°02'30" East, along an easterly boundary line of said 5.034 acre tract, same being the west boundary line of said 2.966 acre tract, for a distance of 340.00 feet to a 5/8 inch iron rod with plastic cap found for corner, said corner being located at a southeasterly boundary corner of said 5.024 acre tract, same being the southwest boundary corner of said 2.966 acre tract and a point in the north boundary line of a called 3.059 acre tract of land as conveyed to TNO Properties Inc. by deed recorded under Galveston County Clerk's File No. 2015007103;

THENCE South 86°57'30" West, along a southerly boundary line of said 5.034 acre tract, same being the north boundary line of said 3.059 acre tract, for a distance of 235.00 feet to a 5/8 inch iron rod with plastic cap found for corner, said corner being the southwest boundary corner of said 5.034 acre tract, same being the northwest boundary corner of said 3.059 acre tract and a point in the east boundary line of Lot 1, Block 1 of Dickinson ISD Calder Road Elementary, a subdivision recorded under Volume 2010A, Page 42 of the Galveston County Plat Records, Galveston County, Texas;

THENCE North 03°02'30" West, along the west boundary line of said 5.034 acre tract, same being the east boundary line of said Lot 1, for a distance of 566.63 feet to a 5/8 inch iron rod with plastic cap found for corner, said corner being the northwest boundary corner of said 5.034 acre tract, same being an interior boundary corner of said Lot 1;

THENCE North 86°57'30" East, along the north boundary line of said 5.034 acre tract, same being a southerly boundary line of said Lot 1, for a distance of 615.00 feet to a 5/8 inch iron rod with plastic cap found for corner, said corner being the northeast boundary corner of said 5.034 acre tract, same being a southeasterly boundary corner of said Lot 1 and being located in the westerly right-of-way line of said Calder Road;

5.034 Acres of Land
Perry & Austin Upper League Survey, A-19
Galveston County, Texas

THENCE South 03°02'30" East, along the westerly right-of-way line of said Calder Road, for a distance of 226.63 feet to the **POINT OF BEGINNING** and containing within these calls 219,280 square feet or 5.034 acres of land.

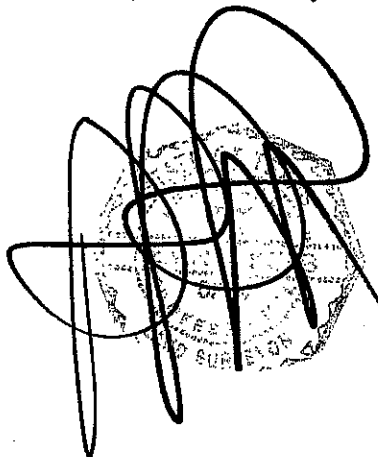
A survey plat has been prepared in conjunction with this metes and bounds description, by Kevin K. Kolb, RPLS 5269, dated October 20th 2015.

The square footage totals as shown hereon are based on a mathematical closure of the courses and distances reflected herein. It does not include the tolerances that may be present due to positional accuracy of the boundary monumentation.

Compiled by:

TOTAL SURVEYORS, INC.

4301 Center Street
Deer Park, Texas 77536
281-479-8719
October 20th 2015



2.966 Acres of Land
Perry & Austin Upper League Survey, A-19
Galveston County, Texas

TRACT 1
METES AND BOUNDS DESCRIPTION
2.966 ACRES OF LAND
PERRY & AUSTIN UPPER LEAGUE, ABSTRACT NO. 19
GALVESTON COUNTY, TEXAS

Being 2.966 acres of land situated in the Perry & Austin Upper League Survey, Abstract No. 19, Galveston County, Texas and being all of that certain called 2.966 acre tract of land as conveyed to Charles W. Eaton, II and wife, Karla L. Eaton by deed recorded under Galveston County Clerk's File No. 2001006396. Said 2.966 acre tract being more fully described by metes and bounds as follows;

- All bearings herein were obtained from GPS observations and are referenced to NAD83 horizontal projection zone Texas South Central 4204.

COMMENCING at a 1/2 inch iron rod found for the southeast boundary corner of a called 3.059 acre tract of land as conveyed to TNO Properties Inc. by deed recorded under Galveston County Clerk's File No. 2015007103 and being located in the westerly right-of-way line of Calder Road, a called 60 foot wide public right-of-way;

THENCE North 03°02'30" West, along the westerly right-of-way of said Calder Road, for a distance of 301.31 feet to a 5/8 inch iron rod with plastic cap found for corner, said iron rod being the southeast boundary corner of said 2.966 acre tract, same being the northeast boundary corner of said 3.059 acre tract and the **POINT OF BEGINNING** of the herein described tract of land;

THENCE South 86°57'30" West, along the south boundary line of said 2.966 acre tract, same being the north boundary line of said 3.059 acre tract, for a distance of 380.00 feet to a 5/8 inch iron rod with plastic cap found for corner, said corner being the southwest boundary corner of said 2.966 acre tract, same being the southeast boundary corner of a called 5.034 acre tract as conveyed to Charles W. Eaton, II and wife, Karla L. Eaton by deed recorded under Galveston County Clerk's File No. 2001003037;

THENCE North 03°02'30" West, along the west boundary line of said 2.966 acre tract, same being an easterly boundary line of said 5.034 acre tract, for a distance of 340.00 feet to a 5/8 inch iron rod with plastic cap found for corner, said corner being the northwest boundary corner of said 2.966 acre tract, same being an interior boundary corner of said 5.034 acre tract;

THENCE North 86°57'30" East, along the north boundary line of said 2.966 acre tract, same being a southerly boundary line of said 5.034 acre tract, for a distance of 380.00 feet to a 5/8 inch iron rod with plastic cap found for corner, said corner being the northeast boundary corner of said 2.966 acre tract, same being a southeasterly boundary corner of said 5.034 acre tract and being located in the westerly right-of-way line of said Calder Road;

THENCE South 03°02'30" East, along the westerly right-of-way line of said Calder Road, for a distance of 340.00 feet to the **POINT OF BEGINNING** and containing within these calls 129,200 square feet or 2.966 acres of land.

A survey plat has been prepared in conjunction with this metes and bounds description, by Kevin K. Kolb, RPLS 5269, dated October 20th 2015.

The square footage totals as shown hereon are based on a mathematical closure of the courses and distances reflected herein. It does not include the tolerances that may be present due to positional accuracy of the boundary monumentation.

Compiled by:
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4301 Center Street
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October 20th 2015

