

(B)
FND 3/8" I.R.
W/CAP MARKED
"RPIS 5247"

SCALE 1"=60'

END 1st LP.

CELL
TOWER

(40' ROAD R.O.W.)
(NOT OPEN)

N 21°28'00" E 738.00'

3.041 ACRES
(132,471 SQ.FT.)

(VACANT)

S 21°28'00" W 738.00'

DEREK YARBROUGH
& REBECCA YARBROUGH
C.F. NO. 2013075340
O.P.R.G.C.

- DocuSigned by:

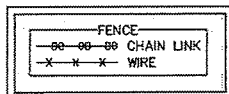
ROBERT F BOUMER

0AD95075BB5C437...

DocuSigned by:


5834725A9439444...

LEGEND



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO WILLIAM HENRY GLADSON, RECORDED IN COUNTY CLERK'S FILE NO. 2013031691 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE CURATOR COMPANY LISTED BELOW, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT TRANSACTIONS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE CEMENTATION ISSUED ON 02-01-21 UNDER G.F. NO. 15603291.
7. BOUNDARY LINE AGREEMENT AS RECORDED UNDER C.F. NO. 2005077728 & 2010059471 O.P.R.G.C.
8. EASEMENT AND ASSIGNMENT AGREEMENT AS RECORDED UNDER C.F. NO. 20040430 AND 20040431 O.P.R.G.C.
9. EASEMENT AND ASSIGNMENT AGREEMENT AS RECORDED UNDER C.F. NO. 2011043036 O.P.R.G.C.

.. P.O.B.
SW. CORNER
OF LOT 4

FND 1/2" L.R.
(A)

N 68°32'00" W 179.50'

FIR ROAD

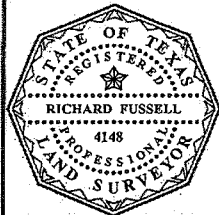
(60' R.O.W.)

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 3.041 ACRES (132,471 SQUARE FEET) SITUATED IN THE I. & G. N. RR. SURVEY, SECTION 18, ABSTRACT 612, IN GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: JOEL DAVID WHITE AND GABRIELLE ISMARI WHITE

ADDRESS: 15332 FIR ROAD



SURVEYORS CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON DECEMBER 07, 2021, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPL 38-448



TITLE COMPANY:

D'ANN ANDREUS

281-818-4280

G.F. 4 15072

ISSUE DATE:
12-01-7

www.survey1inc.com

survey1@survey1inc.com
Election Registration No. 100758-00

P.O. Box 2543 | Alvin, TX 77512

FIELD CREW:

TECH:

	En
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FINAL C

DATE: 12-105562-21

12-105502-21

12-105562-21

**DESCRIPTION OF A TRACT OF LAND CONTAINING
3.041 ACRES (132,471 SQUARE FEET) SITUATED
IN THE I. & G. N. RR. SURVEY, SECTION 19, ABSTRACT 612
IN GALVESTON COUNTY, TEXAS**

Being a tract of land containing 3.041 acres (132,471 square feet), situated in the I. & G. N. RR. Survey, Section 18, Abstract 612, in Galveston County, Texas, being all of a tract of land conveyed unto William Henry Gladron by deed as recorded under Clerk File No. 2013031691 of the Official Public Records of Galveston County, Texas, being out of Lot 4, of Wilkens-Ernst Replat, a subdivision in Galveston County, as recorded in Plat Record 2003A, Map Number 13 of the Map Records of Galveston County, Texas. Said 3.041-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod in the easterly right-of-way line of a 40.00 feet wide roadway (not open) and the northerly right-of-way line of Fir Road (60.00 feet wide) for the southwest corner of said Lot 4 and of the said tract herein described;

THENCE North 21°28'00" East, a distance of 738.00 feet to a found 1-inch iron pipe for the northwest corner of said tract herein described;

THENCE South 68°32'00" East, a distance of 179.50 feet to a found 3/8-inch iron rod with cap marked "RPLS 5247" for the northeast corner of said tract herein described;

THENCE South 21°28'00" West, a distance of 738.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" in the northerly right-of-way line of said Fir Road for the southeast corner of said tract herein described;

THENCE North 68°32'00" West, along the northerly right-of-way line of said Fir Road, a distance of 179.50 feet to the POINT OF BEGINNING and containing 3.041 acres (132,471 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 Dec. 10, 2021, job number 12-105562-21.

