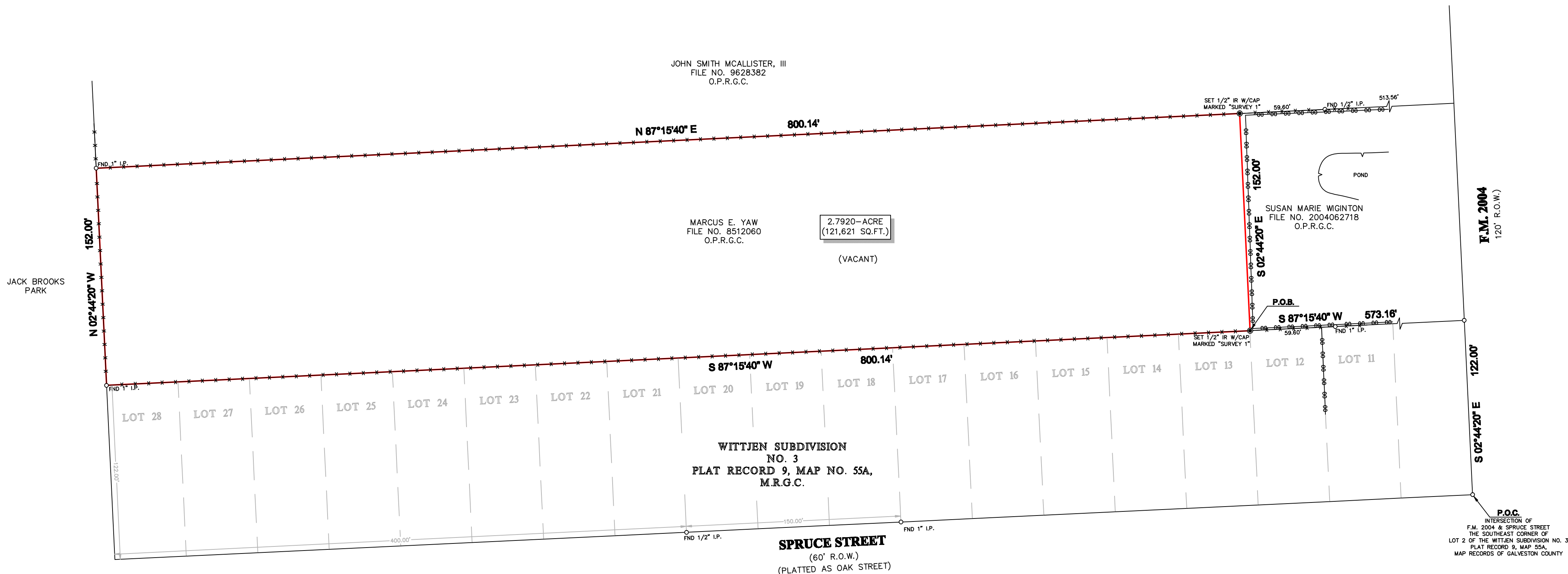


PHILIP GUYOTT
SURVEY
ABSTRACT NO. 71

SCALE 1"=50'



DESCRIPTION OF A TRACT OF LAND CONTAINING 2.7920 ACRES (121,621 SQUARE FEET) SITUATED IN THE PHILIP GUYOTT SURVEY, GALVESTON COUNTY, TEXAS, BEING CONVEYED UNTO MARCUS E. YAW, BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 8512060 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS. SAID 2.7920-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A TRACT OF LAND CONTAINING 2.7920 ACRES (121,621 SQUARE FEET), SITUATED IN THE PHILIP GUYOTT SURVEY, GALVESTON COUNTY, TEXAS, BEING CONVEYED UNTO MARCUS E. YAW, BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 8512060 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS. SAID 2.7920-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF LOT 2, IN THE WITTJEN SUBDIVISION NO. 3, PLAT RECORDS 9, MAP NO. 55A, MAP RECORDS OF GALVESTON COUNTY, TEXAS, AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF F.M. 2004 (120.00 FEET WIDE) WITH THE NORTH RIGHT-OF-WAY LINE OF SPRUCE STREET (60.00 FEET WIDE);

THENCE NORTH 02° 44' 20" EAST, WITH THE WEST LINE OF SAID F.M. 2004, A DISTANCE OF 122.00 FEET TO A POINT;

THENCE SOUTH 87° 15' 40" WEST, WITH THE NORTH LINE OF SAID WITTJEN SUBDIVISION NO. 3, A DISTANCE OF 573.16 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 87° 15' 40" WEST, CONTINUING ALONG THE NORTH LINE OF SAID WITTJEN SUBDIVISION NO. 3, A DISTANCE OF 800.14 FEET TO A FOUND 1-INCH IRON PIPE FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

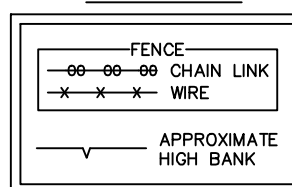
THENCE NORTH 02° 44' 20" WEST, A DISTANCE OF 152.00 FEET TO A FOUND 1-INCH IRON PIPE FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 87° 15' 40" EAST, A DISTANCE OF 800.14 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 02° 44' 20" EAST, A DISTANCE OF 152.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.7920 ACRES (121,621 SQUARE FEET), MORE OR LESS.

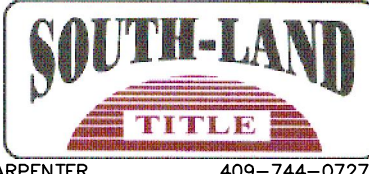
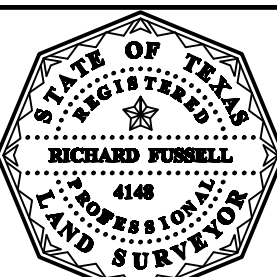


LEGEND



NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE 4204, NAD 83, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON SEPTEMBER 25, 2014, UNDER G.F. NO. GV1429136.
- SUBJECT PROPERTY HAS NO DIRECT ROADWAY ACCESS.

PROJECT:		TITLE COMPANY:	
A LAND TITLE SURVEY OF A TRACT OF LAND CONTAINING 2.7920 ACRE (121,621 SQUARE FEET) SITUATED IN THE PHILIP GUYOTT SURVEY, ABSTRACT 71, GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.		 MELISSA CARPENTER 409-744-0727 G.F. #: GV1429136 ISSUE DATE: SEPTEMBER 25, 2014	
CLIENT: RASHID SHAKOOR AND TARIQ SHAKOOR			
ADDRESS: 9002 SPRUCE STREET			
FLOOD ZONE: "X"	FLOOD MAP #: 485479-0005 D		
FLOOD MAP DATE: 04-04-1983	FLOOD MAP COUNTY: GALVESTON		
www.survey1inc.com survey1@survey1inc.com Firm Registration No. 100758-00 P.O. Box 2543 • Alvin, TX 77512 (281)393-1382 • Fax (281)393-1383		SURVEYOR'S 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 3, 2014 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 RPLS#4148	
DRAFTER: KR		JOB# 11-32303-14	
DATE: 12-3-2014			

**DESCRIPTION OF A TRACT OF LAND CONTAINING
2.7920 ACRES (121,621 SQUARE FEET) SITUATED
IN THE PHILIP GUYOTT SURVEY,
GALVESTON COUNTY, TEXAS**

Being a tract of land containing 2.7920 acres (121,621 square feet), situated in the Philip Guyott Survey, Galveston County, Texas, being conveyed unto Marcus E. Yaw, by deed recorded under County Clerk's File No. 8512060 of the Official Public Records of Galveston County, Texas. Said 2.7920-acre tract being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of Lot 2, in the Wittjen Subdivision No. 3, Plat Records 9, Map No. 55A, Map Records of Galveston County, Texas, at the intersection of the west right-of-way line of F.M. 2004 (120.00 feet wide) with the north right-of-way line of Spruce Street (60.00 feet wide);

THENCE North 02° 44' 20" East, with the west line of said F.M. 2004, a distance of 122.00 feet to a point;

THENCE South 87° 15' 40" West, with the north line of said Wittjen Subdivision No. 3, a distance of 573.16 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the POINT OF BEGINNING and the southeast corner of the said tract herein described;

THENCE South 87° 15' 40" West, continuing along the north line of said Wittjen Subdivision No. 3, a distance of 800.14 feet to a found 1-inch iron pipe for the southwest corner of the said tract herein described;

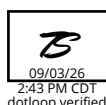
THENCE North 02° 44' 20" West, a distance of 152.00 feet to a found 1-inch iron pipe for the northwest corner of the said tract herein described;

THENCE North 87° 15' 40" East, a distance of 800.14 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northeast corner of the said tract herein described;

THENCE South 02° 44' 20" East, a distance of 152.00 feet to the POINT OF BEGINNING and containing 2.7920 acres (121,621 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 December 11, 2014, job number 11-32303-14. Survey 1, Inc.

P.O. Box 2543
Alvin, TX 77512
281-393-1382



December 11, 2014