



TITLE COMPANY:



G.F. # CTT21738876
ISSUE DATE: MARCH 5, 2021
281-993-5773



PERRY & AUSTIN
UPPER LEAGUE
ABSTRACT 19



P.O.B.
INTERSECTION
W. R.O.W. OF LINE
EVERGREEN DRIVE
& S. R.O.W. OF
LINE F.M. 517

F.M. 517 ROAD WEST
(120' R.O.W.)

N 61° 31' 34" E 140.47'

FND 1/2" I.R.
W/CAP MARKED
GULLETT & ASSOCIATES

S 01° 20' 00" E 140.07'

LOT 6

0.3100 ACRES
(13,504 SQ.FT.)

(VACANT)

VIRGINIA ONUORAH
C.F. NO. 2018042597
O.P.R.G.C.

LOT A

DICKINSON CROSSING
MAP NUMBER 136
M.R.G.C.

N 01° 20' 00" W 75.99'

S 88° 40' 00" W 125.00'

2" METAL POST

BLOCK 12
BAYOU CREST
SUBDIVISION
(UNRECORDED)

LOT 5
STEPHEN MARK LYON IV
C.F. NO. 9811919
O.P.R.G.C.

FND 1/2" I.R.
W/CAP MARKED
1445"

FND 1/2" I.R.

LOT 4

LOT 3

LOT 2

FND 1/2" I.R.

FND 1/2" I.R.

LEGEND

- BRICK COLUMN
- POWER POLE
- OVERHEAD UTILITY LINES
- FENCE
- WOOD

NOTES

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO VIRGINIA ONUORAH, RECORDED IN COUNTY CLERK'S FILE NO. 2018042597 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- 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.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.3100 ACRES (13,504 SQUARE FEET) SITUATED IN THE PERRY AND AUSTIN UPPER LEAGUE, ABSTRACT 19, GALVESTON COUNTY, TEXAS, BEING KNOWN AS LOT 6, IN BLOCK 12, BAYOU CREST SUBDIVISION, AN UNRECORDED SUBDIVISION IN GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYOR'S CERTIFICATE:
I, IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THIS PLAT SUBSTANTIALLY COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR PROPRIATIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS # 4148

CLIENT:

COASTAL RE INVESTMENTS LLC

ADDRESS:

520 F.M. 517 ROAD WEST

www.survey1inc.com
survey1@survey1inc.com

FIELD CREW: JJ

TECH: SF

DRAFTER: LT

FINAL CHECK: EF

DATE: 3-12-21

JOB#

3-94233-21

Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382