

PERRY & AUSTIN
SURVEY
ABSTRACT 19

SCALE 1"=20'

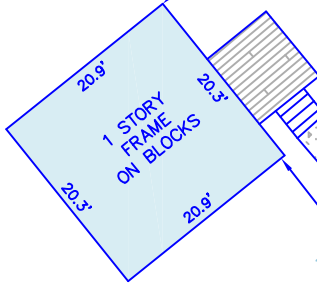


LOT 9

JOSE SANTOS BETANCOURT
C.F. NO. 2019038351
O.P.R.G.C.

BLOCK 136
DICKINSON TOWNSITE
VOL. 7, PG. 1
M.R.G.C.

N 48°50'19" E 130.00'



0.2268 ACRES
(9,880 SQ.FT.)

ARKANSAS AVENUE
(70' R.O.W.) (UNIMPROVED)

S 41°09'41" E 79.34'

LOT 3

RAMON BETANCOURT
(NO RECORD FOUND)

2" METAL POST

N 41°09'41" W 73.64'

LOT 2

LUCAS ALVARADO
& VERONICA DE LA PENIA
C.F. NO. 2025052763
O.P.R.G.C.

LOT 1

FND TxDOT DISC
(A)

STATE OF TEXAS
C.F. NO. 2021009557
O.P.R.G.C.

F.M. 646
(VARIABLE R.O.W.)

LEGEND

	CONCRETE		FENCE
	STEPS		CHAIN
	WOOD DECK		POWER POLE
			OVERHEAD UTILITY LINES
			GRAVEL

NOTES:

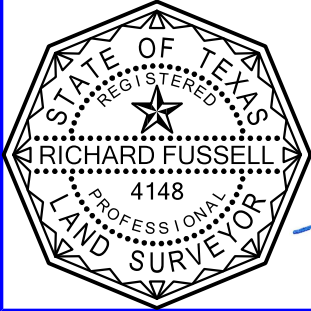
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- THIS SURVEY IS CERTIFIED TO CLARA ALVARADO FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE CLIENT, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2,869.58'	130.14'	02°35'54"	S 51°20'55" W	130.12'

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.2268 ACRES (9,880 SQUARE FEET) SITUATED IN THE PERRY & AUSTIN SURVEY, ABSTRACT 19, GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: CLARA ALVARADO

ADDRESS: 3007 ARKANSAS AVENUE



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 AUGUST 27, 2026 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148



Survey 1, Inc.
Your Land Survey Company

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

FIELD CREW:
JJ
DRAFTER:
MC

TECH:
SF
FINAL CHECK:
EF

DATE: SEPT. 2, 2026
JOB#
8-168951-26