

Boundary Survey
 RLS # 11-49-0613
 OF # 157684-64045

STATE OF TEXAS
 COUNTY OF GALVESTON

MAY 6, 2011

METES AND BOUNDS DESCRIPTION
 206 AVENUE A
 SAN LEON, TEXAS

0.3750 ACRE TRACT OF LAND BEING OUT OF AND PART OF A TRACT OF LAND LABELED "PARKWAY", OF THE SAN LEON TOWNSITE SUBDIVISION PLAT, RECORDED IN VOLUME 238, PAGE 27 OF THE GALVESTON COUNTY MAP RECORDS, SAID 0.3750 ACRE TRACT ALSO BEING OUT OF A 0.63 ACRE TRACT OF LAND DESCRIBED IN GALVESTON COUNTY CLERK'S FILE NO. 2005-05654 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Basis for bearings: North R.O.W. line of Avenue A per Galveston County Clerk's File No. 2005-05654.

BEGINNING at a 1/2 inch iron rod with cap "GeoSurv" located at the Southeast corner of the herein described 0.3750 acre tract of land and being the Southeast corner of said 0.63 acre Parent tract, said point also lying at the intersection of the North R.O.W. line of Avenue "A" (50 feet R.O.W.) and the West R.O.W. line of 2nd Street (60 feet R.O.W. abandoned per Galveston County Clerk's File No. 2006-84566);

THENCE along the North R.O.W. line of Avenue A, same being the South line of said 0.63 acre parent tract, North 75° 40' 00" West a distance of 145.20 feet to a 1/2 inch iron rod found for the Southwest corner of the herein described 0.3750 acre tract and being the Southeast corner of a 0.2341 acre tract of land described in Galveston County Clerk's File No. 2008-12530;

THENCE along the East line of said 0.2341 acre tract and across said 0.63 acre tract, parallel to the East line of the herein described 0.3750 acre tract, North 14° 20' 00" East passing at a distance of 87.79 feet, a 1/2 inch iron rod found for the Northeast corner of said 0.2341 acre tract and continuing a total distance of 101.89 feet to the Northwest corner of the herein described 0.3750 acre tract and lying in the North line of said 0.63 acre parent tract;

THENCE along the North line of said 0.63 acre parent tract, South 83° 25' 24" East a distance of 61.94 feet to an angle point in the North line of the herein described 0.3750 acre tract;

THENCE continuing along North line of said 0.63 acre parent tract, South 85° 06' 20" East a distance of 84.98 feet to the Northeast corner of the herein described 0.3750 acre tract and lying in the West, abandoned R.O.W. line of 2nd Street;

THENCE along West, abandoned R.O.W. line of 2nd Street, South 14° 20' 00" West, passing at a distance of 14.19 feet a 5/8 inch iron rod found for reference and continuing a total distance of 124.19 feet to the POINT OF BEGINNING and containing 0.3597 acre of land.

ADDRESS:
 206 AVENUE A
 SAN LEON, TEXAS, 77539

LEGAL DESCRIPTION:
 0.3750 ACRES OUT OF SAN LEON TOWNSITE, ACCORDING TO THE MAP RECORDED IN VOLUME 238, PAGE 27 OF THE GALVESTON COUNTY MAP RECORDS AND BEING OUT OF A 0.63 ACRE TRACT DESCRIBED IN GALVESTON COUNTY CLERK'S FILE NO. 2005-05654.

BASES OF BEARINGS: C.C.C.A. NO. 285-05654

LIST OF POSSIBLE ENCROACHMENTS: None, None to Show.

SUBSEVOR INFORMATION:

DaRam Engineers, Inc.
 9420 Commercial, Suite 300
 Houston, Texas 77061
 (713) 528-1552 • FAX (713) 529-8887

First American Title Company

SeeMyNewHome!

SURVEYOR'S CERTIFICATE

I, Barry D. Adkins, Texas Registered Professional Land Surveyor, certify that the survey and notes on a true and correct copy of the herein described, and so further state that I have personally supervised the improvements to said property as located and shown on the plat and encroachments and said property to be improved.

RESIDENTIAL LAND SERVICES

FOR ALL ENGINEERS CONTACTS
 RLS # 157684-64045
 OF # 157684-64045

DATE: 05/06/11

REVISION: ORIGINAL

DATE: 05/06/11

REVISION: -

Reviewed & Accepted by: _____ Date: / /