

LINE	BEARING	DISTANCE
L1	WEST	50.00'
L2	S 87°26'57\" W	50.00'

0.9035 Acre (39,359 Square Feet)
Mary Austin Survey, Abstract Number 1
Galveston County, Texas

BEING a 0.9035 acre (39,359 Sq. Ft.) tract of land situated in the Mary Austin Survey, A-1, Galveston County, Texas, being a part of the South 14 of Lot 88, Thaman's First Subdivision, in the East 1/2 of the Mary Austin League a subdivision of record according to the map or plat thereof recorded in Volume 231, Page 6, Map Records, Galveston County, Texas, and being that same tract of record under Clerk's File No. 2006009541, Deed Records, Galveston County, Texas (D.R.G.C.T.), being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped 'Survey-1' found in the west right-of-way (R.O.W.) line of F.M. 646 (variable width) marking the northeast corner of that tract conveyed to Dorothy Susan Armentrout by deeds of record under Clerk's File No. RP-2005046362 and Clerk's File No. 2021079620, D.R.G.C.T., and marking the southeast corner of the herein described tract;

THENCE, S 87°48'08\" W, 193.22 feet with the north line of said Armentrout tract to a 1-inch metal pipe found marking the southwest corner of the herein described tract;

THENCE, N 02°03'01\" W, 87.00 feet with the east line of that tract conveyed to Myra Marie Ford and Jeremy Wayne Ford by deed of record under Clerk's File No. 2022272634, D.R.G.C.T. to a 5/8-inch iron rod in concrete found marking an interior corner of the herein described tract;

THENCE, S 87°26'57\" W, 50.00 feet continuing with the east line of said Ford tract to a 1/2-inch iron rod found marking a west corner of the herein described tract;

THENCE, N 02°32'34\" W, 93.00 feet continuing with the east line of said Ford tract to a 3/4-inch iron rod found marking the northwest corner of the herein described tract;

THENCE, N 87°55'27\" E, 244.29 feet with the south line of that tract conveyed to Yuxuan Wang and Ping Wang by deed of record under Clerk's File No. 2023001409, D.R.G.C.T. to the northeast corner of the herein described tract, in the west R.O.W. line of the aforementioned F.M. 646;

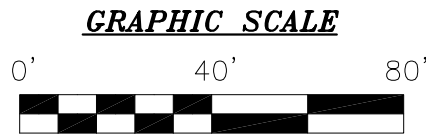
THENCE, S 01°57'51\" E, 179.17 feet with the west R.O.W. line of said F.M. 646 to the **POINT OF BEGINNING** and **CONTAINING** 0.9035 acre (39,359 Sq. Ft.) of land.

LEGEND

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - WOOD FENCE
 - CHAINLINK FENCE
 - PROPERTY CORNER
 - FOUND TX DOT DISC
 - FOUND IRON ROD
 - FOUND METAL PIPE
 - FENCE POST
 - TELEPHONE PEDESTAL
 - ELECTRIC METER
 - POWER POLE
 - GUY ANCHOR
 - JUNCTION BOX
 - CONTROL MONUMENT

FLOOD INFORMATION
 FIRM: 48167C PANEL: 0240 G
 REV. DATE: 08/15/2019
 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.



SURVEYOR'S NOTE(S):
 BASIS OF BEARINGS, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

NO RECORDED BUILDING LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY GF NO. 2503409-500 ISSUED ON 06/14/25.

I, **RODRIC R REESE**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **TEXAS TITLE - MEMORIAL DIRECT** and **ALPHA INVESTMENTS HTX LLC** that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.
 Description: **BEING A 0.9035 ACRE PARCEL OF LAND** recorded in Clerk's File **2006009541**, of the Map/Deed and Plat Records of **GALVESTON** County, Texas, located in the **MARY AUSTIN SURVEY, A-1**
 Borrower/Owner: **VICINA VENTURES, LLC**
 Address: **1910 N. FM 646 RD., SANTA FE, TX 77510** GF No. **2503409-500**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 231, PAGE 6, MAP OR PLAT RECORDED, GALVESTON COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



Overland Consortium Inc. Surveyors
 Tel: 281-940-8869 Fax: 281-207-6476
 999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

"LAND TITLE" SURVEY

JOB NO.:	2506048448	NO.	REVISION	DATE
DATE:	06/20/25			
DRAWN BY:	UP/UB			
APPROVED BY:	RRR			



Rodric R. Reese
 FIRM REGISTRATION NO. 10190700
 THIS SURVEY IS CONTRACTED TO RODRIC R REESE, RPLS PHONE NUMBER 713-647-1315
RODRIC R REESE, R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. **5883**
 COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.