

NORMAN & VERONICA F. FRANZKE
CF. NO. 2009022989
O.P.R.G.C.T.

MICHAEL W. & DONNA ARMSTRONG
CF. NO. 2009022988
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AARON SHIFFLET
CF. NO. 8961410
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CALLED 1.417 ACRES
NORMAN & VERONICA F. FRANZKE
CF. NO. 2014024936
O.P.R.G.C.T.

NORMAN B. FRANZKE
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D.R.G.C.

METES AND BOUNDS

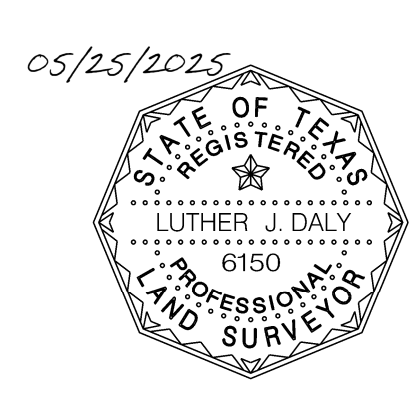
BEING A TRACT OF LAND CONTAINING 3.583 ACRES LOCATED IN THE L. CRAWFORD SURVEY, ABSTRACT 47, GALVESTON COUNTY, TEXAS, BEING OUT AND PART OF OUTLOT 252, ALTA LOMA OUTLOTS, RECORDED IN VOLUME 113, PAGE 9, LATER TRANSFERRED TO PLAT RECORD 10, MAP NUMBER 21, OF THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, BEING ALL OF A TRACT LAND CONVEYED CASSIDY RAE AND JUSTIN GENE SMITH IN COUNTY CLERK'S FILE NO. 2023023407 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS (O.P.R.G.C.T.); SAID 3.583-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT THE COMMON EAST CORNER OF SAID 3.5826-ACRE TRACT AND A CALLED 1.417-ACRE TRACT DESCRIBED IN CLERK'S FILE NUMBER 2014024936 OF THE O.P.R.G.C.T., BEING IN AVENUE L 150.00 FEET WIDE;
THENCE, SOUTH 88 DEGREES 02 MINUTES 23 SECONDS WEST, A DISTANCE OF 315.00 FEET, PASSING A FOUND 1/2-INCH IRON ROD AT 15.00 FEET ON THE WEST LINE OF SAID AVENUE L, CONTINUING TO A SOUTHERLY INTERIOR CORNER OF SAID 3.5826-ACRE TRACT AND THE NORTHWEST CORNER OF SAID 1.417-ACRE TRACT, FROM WHICH A FOUND 1/2-INCH IRON ROD WITH CAP (ILLEGIBLE) BEARS N37°18' 03" E, 0.52';
THENCE SOUTH 01 DEGREES 57 MINUTES 37 SECONDS EAST, A DISTANCE OF 196.00 FEET, WITH THE COMMON LINE OF SAID 3.5826-ACRE TRACT AND SAID 1.417-ACRE TRACT, TO THE COMMON SOUTH CORNER OF THE SAID 3.5826-ACRE TRACT AND SAID 1.417-TRACT FROM WHICH A FOUND 1/2-INCH IRON ROD WITH CAP (ILLEGIBLE) BEARS N67°24' 56" 4.67';
THENCE, SOUTH 88 DEGREES 02 MINUTES 23 SECONDS WEST, A DISTANCE OF 345.00 FEET WITH THE SOUTH LINE OF SAID 3.5826-ACRE TRACT, TO A 1/2-INCH IRON ROD WITH CAP STAMPED OSC SET FOR THE SOUTHWEST CORNER OF SAID 3.5826-ACRE TRACT.
THENCE NORTH 01 DEGREES 57 MINUTES 37 SECONDS WEST, A DISTANCE OF 330.00 FEET, WITH THE WEST LINE OF SAID 3.5826-ACRE TRACT, TO A 1/2-INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 3.5826-ACRE TRACT FROM WHICH A 1/2-INCH IRON ROD WITH CAP (ILLEGIBLE) BEARS N88°02' 23" E, 7.03';
THENCE NORTH 88 DEGREES 02 MINUTES 23 SECONDS EAST, A DISTANCE OF 660.00 FEET, PASSING A FOUND 1/2-INCH IRON ROD WITH ILLEGIBLE CAP AT 7.03', PASSING A 1-INCH PIPE AT 645.32' ON THE WEST LINE OF SAID AVENUE L AND CONTINUING FOR TOTAL DISTANCE OF 660.00 FEET TO THE NORTHEAST CORNER OF SAID 3.5826-ACRE TRACT IN AVENUE L;
THENCE SOUTH 01 DEGREES 57 MINUTES 37 SECONDS EAST, A DISTANCE OF 134.00 FEET, CONTINUING ALONG THE EAST LINE OF SAID 3.5826-ACRE TRACT, TO THE POINT OF BEGINNING AND CONTAINING 3.583 ACRES OF LAND.

NOTES

THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE G.F. NO. 025107072, ISSUED MAY 14, 2025, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR GALVESTON COUNTY, TEXAS, MAP NUMBER 48167C0380 G DATED AUGUST 15, 2019, THIS PROPERTY IS LOCATED IN SHADED ZONE "X".
ALL UTILITIES SHOWN ARE BASED ON ABOVE GROUND, VISIBLE FEATURES AND NO EFFORT WAS MADE TO LOCATE BELOW GROUND UTILITY LINES.
EASEMENT RECORDED IN CF NO. 202504199 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY IS BLANKET NATURE.
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.
MONUMENTS FOUND DO NOT FIT THE PREVIOUS DESCRIPTION. THIS SURVEY HOLDS THE MONUMENTS MOST CONSISTENT WITH SAID PROPERTY DESCRIPTION.

CERTIFICATION

I, LUTHER J. DALY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF MAY 2025 AND SHOWS THE CURRENT CONDITIONS AT THAT TIME.
Luther Daly
LUTHER DALY
TEXAS REGISTRATION NO. 6150
(832) 876-0984



LAND TITLE SURVEY
3.583 ACRE TRACT
ALL OF A CALLED 3.5826 ACRES
CF. NO. 2023023407
O.P.R.G.C.T.
L. CRAWFORD SURVEY, A-47
GALVESTON COUNTY, TEXAS
MAY 2025