

TITLE COMPANY:

EXODUS TITLE, LLC
EXPERIENCED. EXPEDIENT. EXACT.
281-397-9200

G.F. # HC-P-24-964E

ISSUE DATE: DECEMBER 10, 2024



LAND TITLE SURVEY

0' 20' 40' 80'

SCALE 1"=40'

HALL AND JONES SURVEY ABSTRACT 121

LOT 99
BLACKETER INVESTMENTS, LLC SERIES C
C.F. NO. 2020082604
O.P.R.G.C.

LOT 98
DAVID R. CHOATE
C.F. NO. 9021021
O.P.R.G.C.

LOT 97
KENNETH WINDUM SORENSEN
C.F. NO. 2014001127
O.P.R.G.C.

FND 1/2" I.R.

S 33°00'00" E 100.00'

FND 1/2" I.R.

BAY HARBOR (UNRECORDED)

0.3673 ACRES
(16,000 SQ.FT.)

LOT 120

LOT 119
THOMAS R. MARLATT
C.F. NO. 2019055021
O.P.R.G.C.

N 57°00'00" E 160.00

1 STORY FRAME ON PILINGS

34.4'

22.7'

89.6'

LOT 369
MAGDIEL TREVINO
C.F. NO. 2022062596
O.P.R.G.C.

S 57°00'00" W 160.00'

LOT 362
SHERRI [illegible]EHR
C.F. NO. 2022048928
O.P.R.G.C.

4TH AVENUE
(50' R.O.W.)

LOT 117
LOT 118

200.00'

FND 1" I.P (B)

FND 3/4" I.P. (A)

N 33°00'00" W 100.00'

SET 1/2" I.R. W/CAP MARKED "SURVEY 1"

P.O.B.

N 33°00'00" W 700.00'

P.O.C.

5TH STREET
(50' R.O.W.)

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE PRIOR DEED TO DONALD G. SMITH, RECORDED IN C.F. NO. 6314892 O.P.R.G.C., POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON DECEMBER 10, 2024, UNDER G.F. NO. HC-P-24-964E.

LEGEND

WOOD DECK
CONCRETE
COVERED AREA
STEPS
GRAVEL
FENCE — WOOD

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.3673 ACRES (16,000 SQUARE FEET) SITUATED IN HALL AND JONES SURVEY, ABSTRACT 121, PATENT 1, VOL. 1, GALVESTON COUNTY, TEXAS SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

STATE OF TEXAS
REGISTERED
RICHARD FUSSELL
4148
PROFESSIONAL
LAND SURVEYOR

SURVEYORS CERTIFICATE
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON DECEMBER 7, 2024 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS # 4148

CLIENT: JUAN MONTANO, JR.

ADDRESS: 4023 5TH STREET

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

FIELD CREW: JJ	TECH: TR
DRAFTER: MC(V)	FINAL CHECK: EF
DATE: DEC 12, 2024	
JOB#: 12-144488-24	