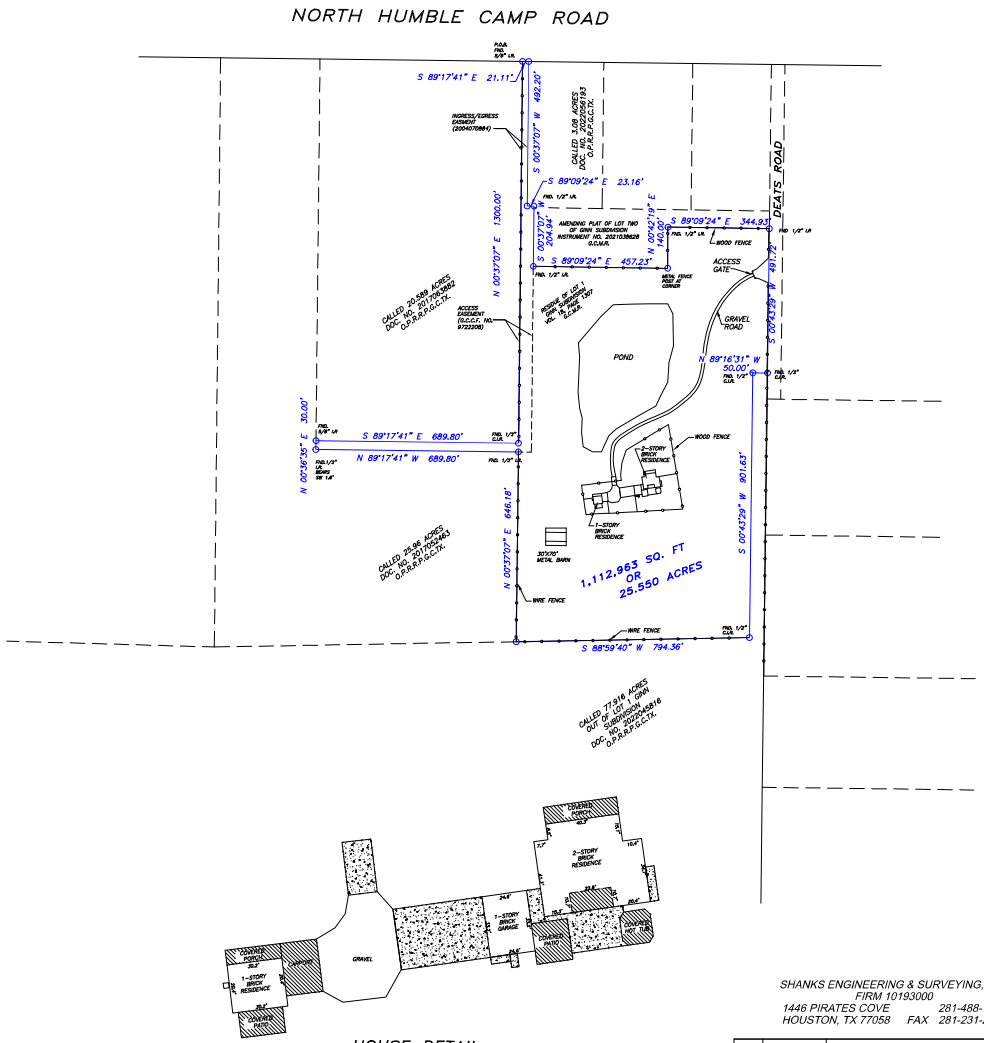
NOTES:

1. This Tract Does Not Lie Within The 100 Year Flood Plain According To FEMA Map No. 48167C0235G, effective on 08/15/2019
   Warning: Use This Flood Information At Your Own Risk.

2. Tract subject to any facts that may be disclosed by a full and accurate title report.



HOUSE DETAIL
N.T.S.

ABBREVIATIONS

G.C.D.R. = Galveston County Deed Records
G.C.C.F. = Galveston County Clerk File
G.C.M.R. = Galveston County Map Records
I.R. = Iron Rod
I.P. = Iron Pipe
C.L. = Centerline
P.O.B. = Point of Beginning

This original work is protected under Copyright Laws, Title 17 United States Code 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named herein, and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line hereon.

LEGAL DESCRIPTION:

A parcel or tract of land containing 1,112,963 square feet or 25.550 acres being part of and out of Lot One (1), in Block One (1), of GINN SUBDIVISON, a subdivision being part of the W.K. Wilson League, Abstract No. 208, located in the City of Texas City, in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 1307, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

BEGINNING at a 5/8 inch iron rod marking the most Northerly Northwest corner of the herein described tract, same being the most Northerly Northwest corner of said Lot 1, also being the Northeast corner of a called 20.589 acre tract of land described in deed recorded in Document No. 2017063882 of the Official Public Records of Real Property of Galveston County, Texas, and being on the Southerly line of North Humble Camp Road;

THENCE, S 89 deg. 17' 41" E, along the Southerly line of said North Humble Camp Road, same being the Northerly line of said Lot 1, a distance of 21.11 feet to a PK nail for corner and being the Northwest corner of a called 3.08 acre tract of land described in deed recorded in Document No. 2022056193 of the Official Public Records of Real Property of Galveston County, Texas;

THENCE, S 00 deg. 37' 07" W, along the West line of said 3.08 acre tract, a distance of 492.20 feet to a 1/2 inch iron rod found for corner;

THENCE, S 89 deg. 09' 24" E, a distance of 23.16 feet to a point marking the apparent Northwest corner of Lot 2A of Amending Plat of Ginn Subdivision, a in instrument No. 2021038628 of the Map Records in the Office of the County Clerk of Galveston County, Texas;

THENCE, S 00 deg. 37' 07" W, along the West line of said Lot 2A, a distance of 204.94 feet to a 1/2 inch iron rod marking the Southwest corner of said Lot 2A;

THENCE, S 89 deg. 09' 24" E, along the most Southerly line of said Lot 2A, a distance of 457.23 feet to a metal fence post for corner;

THENCE, N 00 deg. 42' 19" E, along the cut back line of said Lot 2A, a distance of 140.00 feet to a 1/2 inch iron rod marking a cut back corner of said Lot 2A;

THENCE, S 89 deg. 09' 24" E, along a Southerly line of said Lot 2A, a distance of 344.93 feet to a found 1/2 inch iron rod along the Westerly line of Deats Road (40' wide) and being on the Easterly line of said Lot 1;

THENCE, S 00 deg. 43' 29" W, along said Westerly line of Deats Road, same being the Easterly line of said Lot 1, a distance of 491.72 feet to a found capped 1/2 inch iron rod marking the Northeast line of a called 77.916 acre tract of land described in deed recorded in Document No. 2022045816 of the Official Public Records of Real Property of Galveston County, Texas;

THENCE, N 89 deg. 16' 31" W, cutting a across said Lot 1, a distance of 50.00 feet to a found capped 1/2 inch iron rod;

THENCE, S 00 deg. 43' 29" W, a distance of 901.63 feet to a found capped 1/2 inch iron rod;

THENCE, S 88 deg. 59' 40" W, a distance of 794.36 feet to a wood fence post marking the Southeast corner of a called 25.96 acres tract of land describerd in deed recorded in Document No. 2017052463 of the Official Public Records of Real Property of Galveston County, Texas;;

THENCE, N 00 deg. 37' 07" E, a distance of 646.18 feet to a found 1/2 inch iron rod;

THENCE, N 89 deg. 17' 41" W, a distance of 689.80 feet to a found 1/2 inch iron rod, which bears Southwest 1.6 feet;

THENCE, N 00 deg. 36' 35" E, a distance of 30.00 feet to a found 5/8 inch iron rod marking the Southeast corner of a called 20.589 acre tract of land described in deed recorded in Document No. 2017063882 of the Official Public Records of Real Property of Galveston County, Texas;;

THENCE, S 89 deg. 17' 41" E, a distance of 689.80 feet to a found 1/2 inch iron rod marking the Southwest corner of said 20.589 acre tract;

THENCE, N 00 deg. 37' 07" E, a distance of 1300.00 feet to the POINT OF BEGINNING

SURVEY

Of 25.550 acres out of Lot One (1), in Block One (1), of GINN SUBDIVISON, a subdivision being part of the W.K. Wilson League, Abstract No. 208, located in the City of Texas City, in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 1307, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

SHANKS ENGINEERING & SURVEYING, INC.
FIRM 10193000
1446 PIRATES COVE 281-488-1486
HOUSTON, TX 77058 FAX 281-231-2500

REV	DATE	DECRIPTION

Scale: 1"=200'
Date: 01/28/2026
Revised:
Survey By: B.S.
Drawn By: T.S.
For:
GF No.
Purchaser:

Job No. 57251-2

THIS PLAT IS AN ACCURATE REPRESENTATION OF THAT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THERE ARE NO APPARENT ENCROACHMENTS OR CONFLICTS ACROSS PROPERTY LINES AT THE TIME OF THIS SURVEY, EXCEPT AS SHOWN HEREON.

BILLY L. SHANKS R.P.L.S. #1821

STATE OF TEXAS REGISTERED BILLY L. SHANKS 1821 PROFESSIONAL LAND SURVEYOR