

LEGEND

- CONCRETE
- COVERED AREA
- FENCE — 66 66 66 CHAIN LINK
- STEPS



LAND TITLE SURVEY

0' 10' 20' 40'

SCALE 1"=20'

JOHN D. MOORE LEAGUE ABSTRACT 150

FLOYD TOTTENHAM JR.
C.F. NO. 2001055078
O.P.R.G.C.

GARY VERA LEE
(RECORD NOT FOUND)

2" METAL POST
(N 06°00' W 1.7')

SOUTH 50.00'

FND 1/2" I.R.
(N 30°21' W 0.6')

0.1383 ACRES
(6,023 SQ.FT.)

20.9'
18.9'
29.3'
10.4'
11.0'
1 STORY
FRAME
ON BLOCKS
26.8'
46.2'
19.2'
3.0'
11.3'
4.0'
13.0'
11.8'
28.1'

EAST 120.45'

WEST 120.45'

MORRIS R. CALLIS
& ATHEA CALLIS
C.F. NO. 2004013058
O.P.R.H.C.

FAMMELZ
INVESTMENTS LLC
C.F. NO.
2025055453
O.P.R.G.C.

DIVISION "E",
THE COOK &
STEWART
SUBDIVISION
VOL. 81, PG. 526
O.C.C.G.C.

KANSAS STREET
(30' R.O.W.)

WATER METER

GAS METER

LOT 8
LOT 9

50.00' 66

FND 5/8" I.R.
(A)

FND
1/2" I.R.

NORTH 50.00'

FND 1/2" I.R.
(N 02°40' W 0.7')

P.O.B.

NORTH 167.50'

66.50'

FND 1/2" I.R.
(B)

P.O.C.
INTERSECTION OF
THE N. R.O.W. LINE
OF KANSAS ST. &
THE W. R.O.W. LINE
OF LAKE RD.

LAKE ROAD
(60' R.O.W.)

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO BLACKWELL BOYS, LLC., RECORDED IN COUNTY CLERK'S FILE NO. 2026008243 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE CLIENT, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO MICHAEL BLACKWELL 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.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.1383 ACRES (6,023 SQUARE FEET) SITUATED IN THE JOHN D. MOORE LEAGUE, ABSTRACT 150, 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 MAY 7, 2026 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

CLIENT: MICHAEL BLACKWELL

ADDRESS: 121 LAKE ROAD

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Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW:	TECH:
JJ	EF
DRAFTER:	FINAL CHECK:
LG3	EF

DATE: MAY 11, 2026

JOB#: 5-165084-26