



SYMBOL LEGEND

- P — Overhead Power Line
- Guy Wire
- Wood Fence
- XXX — Wrought Iron Fence
- XX — Chainlink Fence
- X — Wire Fence
- ⊕ — Fire Hydrant
- ⊙ — Power Pole
- ⊠ — Telephone Pedestal
- ⊞ — Water Valve
- ⊚ — Water Meter
- — Set Iron Rod w/TPS Cap
- — Fnd Iron Rod

Surveyor has relied on information provided by:
 Stewart Title Guaranty Company
 G.F. No. 23-1828-KH
 Effective date: October 1, 2023

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- 1) Those as per Item 1, Schedule A, of said Title Commitment.
- 2) R.O.W. to Community Public Service Company per Vol. 643, Pg. 621, D.R.G.C.T. (Does not affect)
- 3) Utility Easement per C.F. No. 8712928, O.P.R.G.C.T. (Does affect / shown hereon)
- 4) Utility Easement per C.F. No. 8832812, O.P.R.G.C.T. (Does affect / shown hereon)
- 5) Declaration of Unit Agreements per Vol. 727, Pg. 533 and Amended Vol. 727, Pg. 534, D.R.G.C.T. (Property lies within the boundaries outlined in deed)
- 6) R.O.W. Easement to Galveston County Drainage District No. 2 per Vol. 587, Pg. 97, D.R.G.C.T. (Does affect / Shown hereon)
- 7) R.O.W. Easement to City of Texas City per Vol. 1437, Pg. 124 and 1991, Pg. 579, D.R.G.C.T. (Does not affect)

BOUNDARY SURVEY

BEING a 32.155 acre tract situated in the S.A. & M.G. RR. Co. Survey, Abstract Number 189, and the Thomas Toby Survey, Abstract Number 197, Galveston County, Texas, being comprised of all of same called 4.5356 acre tract described as "Tract 1" in instrument to Riff Ram Investments, LLC., recorded under Clerk's File Number 2023010902 of the Official Records of Galveston County, Texas (O.R.G.C.T.), and all of that same called 27.513 acre tract described in instrument to Riff Ram Investments, LLC., recorded under Clerk's File Number 2021007000, O.R.G.C.T., said 32.155 acre tract being more particularly described by attached metes and bounds description.

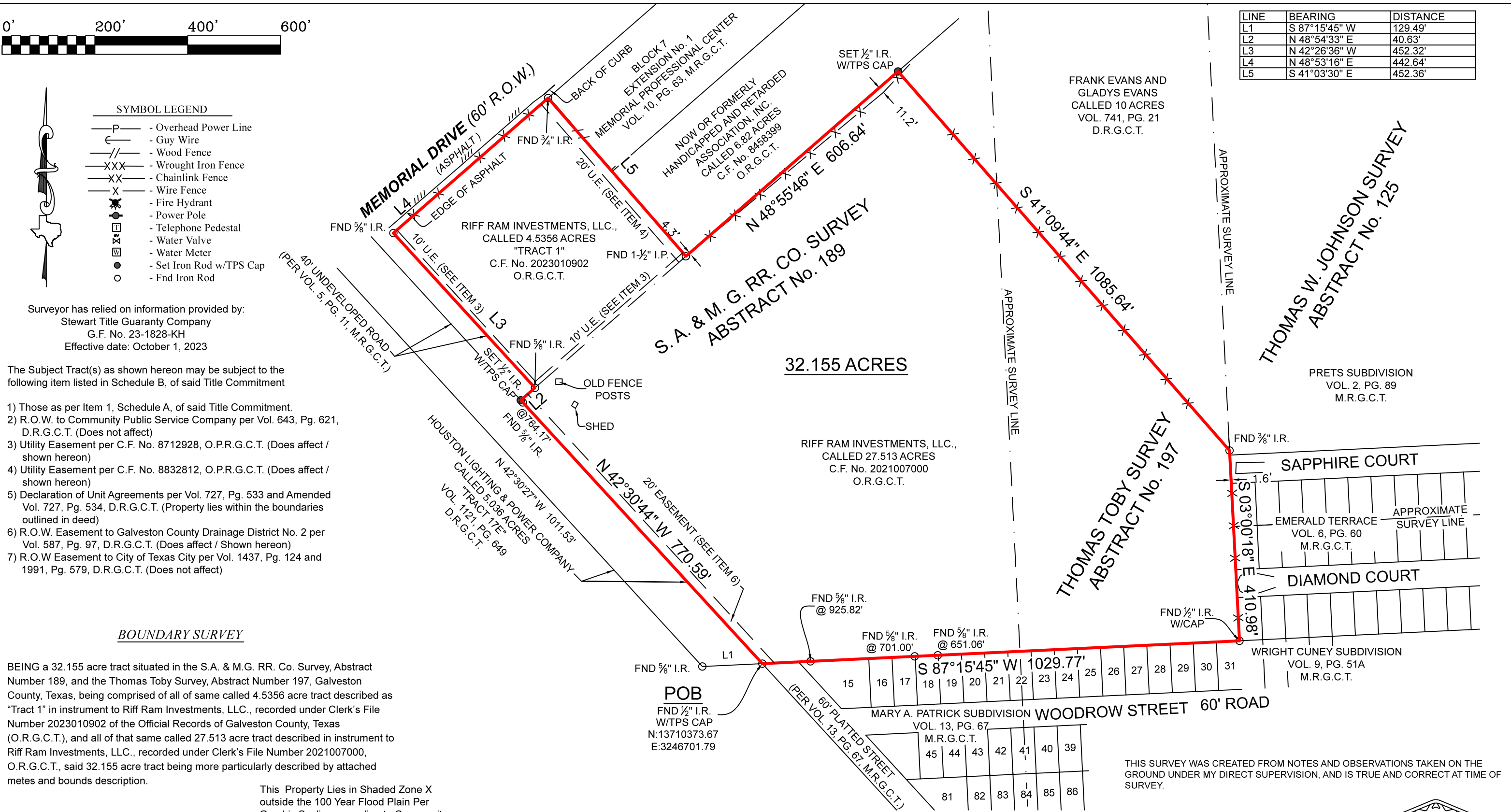
This Property Lies in Shaded Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48167C0265G having an effective date 8/15/2019.

Job No.: 18474
 Scale: 1" = 200'
 Date: 10/3/2023
 Drawn By: TNK
 Field Crew: JW
 Revised: 10/18/2023

Purchaser: Jack Enterprises, LLC and or Assigns
 Address: Texas City, Tx 77591
 Lot: _____, Block: _____, Section: _____
 Survey: S. A. & M. G. RR. CO., A 189
 Survey: Thomas Toby, A 197
 Area: 32.155 Acres
 Subdivision: _____
 Cabinet: _____, Sheet: _____, Records: _____
 Galveston County, Texas

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, South Central Zone (4204).
 Basis of Bearings

LINE	BEARING	DISTANCE
L1	S 87°15'45" W	129.49'
L2	N 48°54'33" E	40.63'
L3	N 42°26'36" W	452.32'
L4	N 48°53'16" E	442.64'
L5	S 41°03'30" E	452.36'



FRANK EVANS AND GLADYS EVANS CALLED 10 ACRES VOL. 741, PG. 21 D.R.G.C.T.

THOMAS W. JOHNSON SURVEY ABSTRACT No. 125

PRETS SUBDIVISION VOL. 2, PG. 89 M.R.G.C.T.

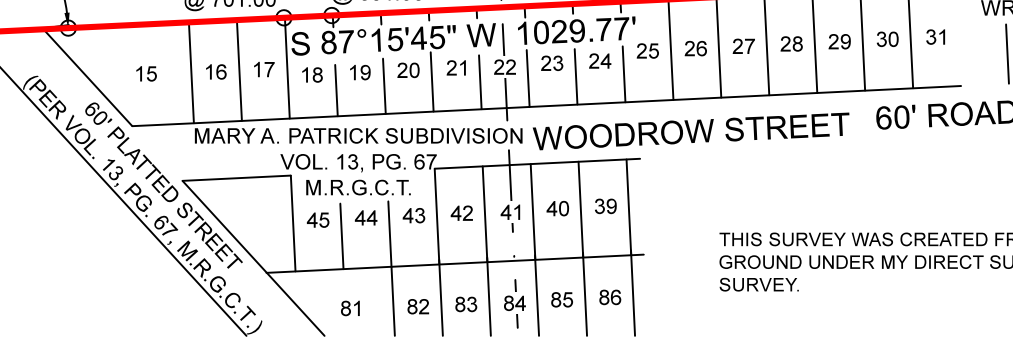
SAPPHIRE COURT
 EMERALD TERRACE VOL. 6, PG. 60 M.R.G.C.T.

DIAMOND COURT
 WRIGHT CUNEY SUBDIVISION VOL. 9, PG. 51A M.R.G.C.T.

RIFF RAM INVESTMENTS, LLC., CALLED 27.513 ACRES C.F. No. 2021007000 O.R.G.C.T.

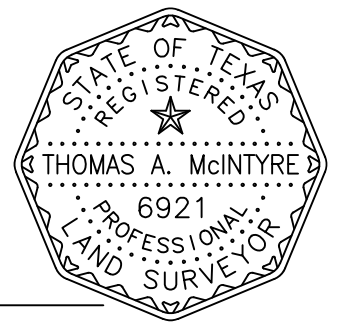
HOUSTON LIGHTING & POWER COMPANY CALLED 5.036 ACRES "TRACT 17E" VOL. 1121, PG. 649 D.R.G.C.T.

POB
 FND 1/2" I.R. W/TPS CAP
 N:13710373.67
 E:3246701.79



THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921



3032 N. FRAZIER STREET - CONROE, TX 77303
 PH (936)756-7447 - FAX (936)756-7448
 www.surveyingtexas.com
 FIRM REGISTRATION No. 100834-00