

SAVE & EXCEPT NORTH  
20' (1153/479 G.C.D.R.)

P.O.C.  
NW CORNER  
LOT 2

BAYSHORE DRIVE  
(100' R.O.W.)

CLEA D BUTLER, JR et ux  
TO  
MALACHITE GROUP LTD  
F.C. #2004078530



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BLOCK 9  
SAN LEON FARM  
HOME TRACTS  
VOLUME 238, PAGE 25

CLEA D BUTLER, JR et ux  
TO  
MALACHITE GROUP LTD  
F.C. #2004078530

SET P&C  
STAMPED  
"GEOSURV"

P.O.B.  
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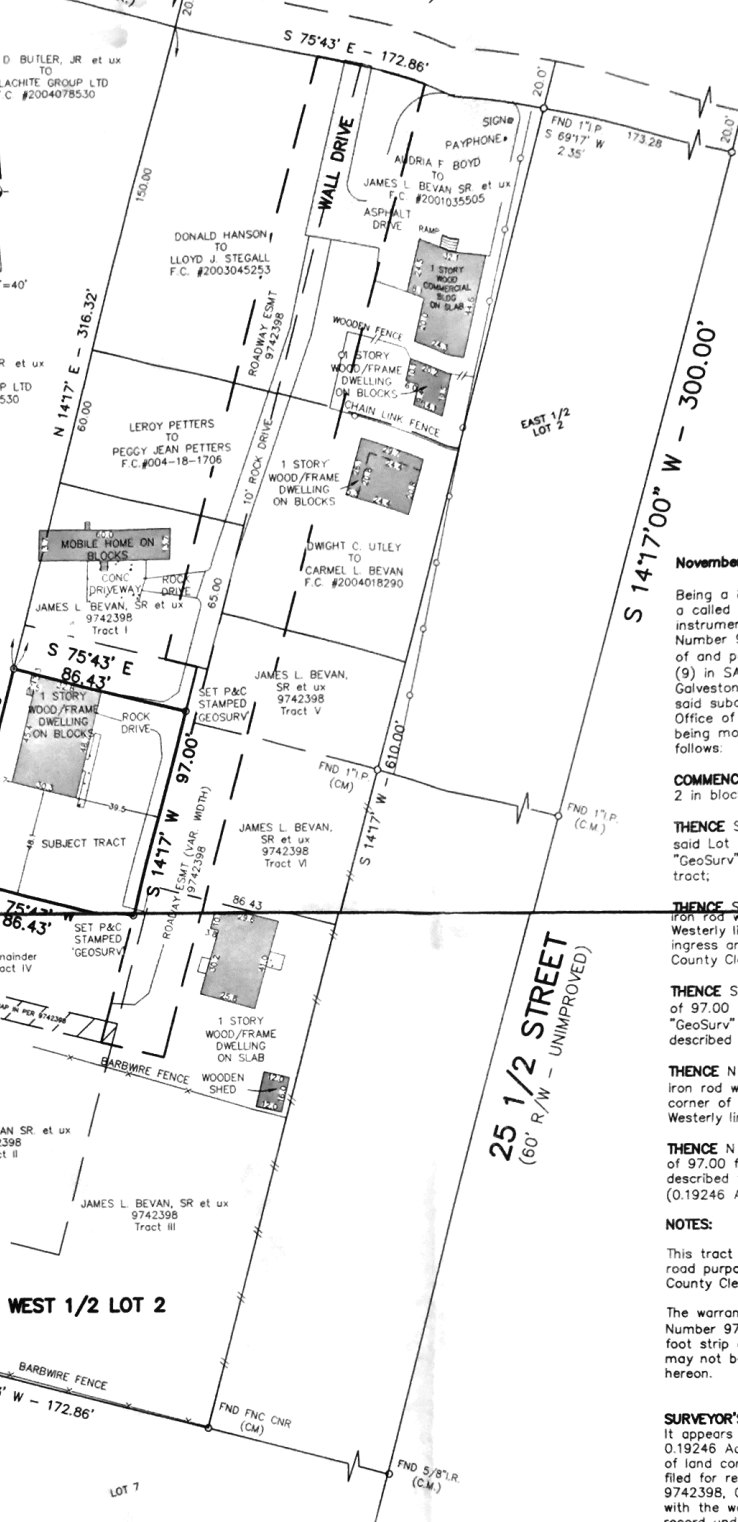
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**FIELD NOTES**

November 2, 2005

Being a 8,383.6 SQ. FT. (0.19246 Acre) Tract of land out of a called Tract IV conveyed to James Bevin Sr. Et Ux in an instrument filed for record under Galveston County Clerk File Number 9742398, Galveston County, Texas, same being out of and part of the West 1/2 of Lot Two (2) in Block Nine (9) in SAN LEON FARM HOME TRACTS, a Subdivision in Galveston County, Texas, according to the map or plat of said subdivision of record in Volume 238, Page 25, in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at the NW corner of the West 1/2 of said Lot 2 in block 9 of the San Leon Farm Home Tracts,

**THENCE** S 14'17" W, 316.32 feet along the Westerly line of said Lot 2 to a set 5/8" iron rod with cap stamped "GeoSurv" for the POINT OF BEGINNING of herein described tract;

**THENCE** S 75'43" E, at a distance of 86.43 feet to a 5/8" iron rod with cap stamped "GeoSurv" set for corner on the Westerly line of a variable width roadway easement for ingress and egress filed for record under Galveston County Clerk File Number 9742398, Galveston County, Texas;

**THENCE** S 14'17" W and along said Westerly line, a distance of 97.00 feet to a 5/8" iron rod with cap stamped "GeoSurv" set for the Southeast corner of the herein described tract;

**THENCE** N 75'43" W, a distance of 86.43 feet to a 5/8" iron rod with cap stamped "GeoSurv" set for the Southwest corner of the herein described tract, same being on the Westerly line of said Lot 2, Block 9;

**THENCE** N 14'17" E and along said Westerly line, a distance of 97.00 feet to the POINT OF BEGINNING, of the herein described tract of land and containing 8,383.6 SQ. FT. (0.19246 Acre).

**NOTES:**

This tract is subject to an easement of variable width for road purposes described in a deed filed for record under County Clerk File Number 9742398, Galveston County, Texas

The warranty deed filed for record under County Clerk File Number 9742398, Galveston County, Texas depicts a 10.00' foot strip gap between Tract IV and Tract II which may or may not be the intent of the conveyance, but is depicted hereon.

**SURVEYOR'S NOTE:**

It appears that the easterly line of the herein described 0.19246 Acre Tract of Land out of the called Tract IV tract of land conveyed to James Bevin Et Ux in an instrument filed for record under Galveston County Clerk File Number 9742398, Galveston County, Texas was intended to coincide with the westerly line of a variable width easement filed for record under County Clerk File Number 9742398, Galveston County, Texas. This elongates the distance of the North and South lines of the herein described 0.19246 Acre Tract of Land a distance of 15 feet from a described 71.43 feet described in an instrument filed under Galveston County Clerk File Number 2004054751 Galveston County, Texas, to 86.43 feet.

I hereby certify that on the above date, the herein described Lot, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Survey prepared for: Ahmad Abuaïn

Notes: This property does not lie within the 100 Year Flood Plain as determined by FEMA and as shown on FIRM 485470, 0035 C, Zone B, dated May 2, 1983.

This survey has been prepared without the benefit of a current title report or title commitment. This property may be subject to matters of record not reflected hereon which such a title report or title commitment may reveal.

Basis of Bearing is S 14' 17" W along 25th 1/2 Street



P.O. Box 246, League City, Texas 77574  
281-554-7739 409-705-0030 Fax: 281-554-6080



GeoSurv, LLC

Dale L. Hardy  
Registered Professional  
Land Surveyor 4847