



- LEGEND:**
- AE — AERIAL EASEMENT
 - BL — BUILDING LINE
 - BLDG — BUILDING
 - ESMT — EASEMENT
 - FND — FOUND
 - IP — IRON PIPE
 - IR — IRON ROD
 - CIR — CAPPED IRON ROD
 - STS — STAMPED SOUTH TEXAS SURVEYING
 - GCCF — GALVESTON COUNTY CLERK'S FILE
 - GCDR — GALVESTON COUNTY DEED RECORDS
 - GCMR — GALVESTON COUNTY MAP RECORDS
 - POB — POINT OF BEGINNING
 - POC — POINT OF COMMENCING
 - PS — PARKING SPACES
 - ROW — RIGHT OF WAY
 - SQ. FT. — SQUARE FEET
 - UE — UTILITY EASEMENT
 - BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - CONCRETE
 - COVERED CONCRETE
 - E— OVERHEAD ELECTRIC LINES
 - WOOD FENCE
 - WROUGHT IRON FENCE
 - GUY WIRE
 - CATCH BASIN
 - CABLE BOX
 - ELECTRIC BOX
 - ELECTRIC MH
 - FIRE HYDRANT
 - FIBER OPTIC MARKER
 - FLAG POLE
 - GAS METER
 - GAS VALVE
 - CURB INLET
 - LIGHT POLE
 - MANHOLE
 - MONITORING WELL
 - PIPELINE MARKER
 - POWER POLE
 - SERVICE POLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - TELEPHONE PEDESTAL
 - TRANSFORMER
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL POLE
 - UNDERGROUND CABLE MARKER
 - WATER WELL
 - WATER METER
 - WATER VALVE
 - BENCHMARK

CALLLED 102.19 ACRES
C.F. NO. 9956861

N 00°50'17" W
(CALLED N 00°59'20" W)
(CALLED N 00°10'02" W)

CALLLED 0.4471 ACRES
C.F. NO. 9956861

BLOCK 1
LANDING AT DELANY COVE
SEC 2
PLAT NO. 2015030502

RESTRICTED RESERVE "C"
CALLED 0.16 ACRES

N 89°13'45" E

295.16'

2.0000 ACRES
(87,119 SQ. FT.)
VACANT TRACT

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

BLOCK 1
LANDING AT DELANY COVE
SEC 2
PLAT NO. 2015030502

POINT OF BEGINNING

(CALLED S 89°10'40" W)

POINT OF COMMENCING

S 89°13'45" W

295.16'

S 89°13'45" W

1259.53'

F.M. HIGHWAY NO. 1765
(100' PUBLIC R.O.W.)

DELANEY ROAD
(75' PUBLIC R.O.W.)

LEGAL DESCRIPTION

BEING A 2.0000 ACRES OF LAND OUT OF THE S.F. AUSTIN LEAGUE NO. 4, ABSTRACT NO. 2, IN GALVESTON COUNTY, TEXAS, BEING OUT OF AND PART OF THAT CERTAIN 104.6119 ACRE TRACE OF LAND, BEING DESCRIBED AS TRACT 1 IN DEED TO VICTOR F. BRANCH, ET AL, RECORDED UNDER COUNTY CLERK'S FILE NO. 9506629 AND 9535367 OF THE REAL PROPERTY RECORDS OF GALVESTON COUNTY, AND BEING FURTHER OUT OF AND A PART OF THAT CERTAIN CALLED 500 ACRE TRACT OF LAND CONVEYED TO CALVIN R. RISK AS DESCRIBED IN DEED RECORDED IN VOLUME 2353, PAGE 258 OF THE DEED RECORDS OF GALVESTON COUNTY, SAID 2.0000 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS IS THE NORTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 1765 BEING SOUTH 89 DEGREES 13 MINUTES 45 SECONDS WEST)

COMMENCING AT A POINT IN THE NORTH OF LINE OF F.M. HIGHWAY NO. 1765, BASED ON A 100.00 FOOT RIGHT-OF-WAY, AT ITS INTERSECTION WITH THE WEST LINE OF DELANEY ROAD, BASED ON A 75.00 FOOT RIGHT-OF-WAY, AS HELD ON THE GROUND BY MONUMENTS AND CONSTRUCTION, SAID POINT BEING SOUTH 89 DEGREES 13 MINUTES 45 SECONDS WEST, 15.00 FEET FROM THE ORIGINAL SOUTHEAST CORNER OF THE SAID 104.6119 ACRE TRACT;

THENCE, SOUTH 89 DEGREES 13 MINUTES 45 SECONDS WEST, A DISTANCE OF 1259.53 FEET (CALLED SOUTH 89 DEGREES 10 MINUTES 40 SECONDS WEST IN 104.6119 ACRE DEED), WITH THE NORTH LINE OF SAID F.M. HIGHWAY NO. 1765 AND THE SOUTH LINE OF THE SAID 104.6119 ACRE TRACT, TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING FOUND FOR THE SOUTHEAST CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, CONTINUING WITH THE SOUTH LINE OF THE SAID 104.6119 ACRE TRACT AND THE NORTH LINE OF SAID F.M. HIGHWAY NO. 1765, SOUTH 89 DEGREES 13 MINUTES 45 SECONDS WEST, A DISTANCE OF 295.16 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING FOUND FOR THE SOUTHWEST CORNER OF THE SAID 104.6119 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE COMMON SOUTHEAST CORNER OF THAT CERTAIN CALLED 102.19 ACRE TRACT OF LAND CONVEYED TO BUTTERMILK JUNCTION, LP AS DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 9956861 OF THE SAID REAL PROPERTY RECORDS;

THENCE, NORTH 00 DEGREES 50 MINUTES 17 SECONDS WEST, A DISTANCE OF 295.16 FEET (CALLED NORTH 00 DEGREES 49 MINUTES 20 SECONDS WEST IN 104.6119 ACRE DEED AND NORTH 00 DEGREES 10 MINUTES 02 SECONDS WEST IN 102.19 ACRE DEED) WITH THE EAST LINE OF THE SAID 102.19 ACRE TRACT AND THE WEST LINE OF THE SAID 104.6119 ACRE TRACT TO A FOUND "X" CUT IN CONCRETE FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89 DEGREES 13 MINUTES 45 SECONDS EAST, A DISTANCE OF 295.16 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, SOUTH 00 DEGREES 50 MINUTES 17 SECONDS EAST, A DISTANCE OF 295.16 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.000 ACRES (87,119 SQUARE FEET) OF LAND MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND COMPLETED ON THIS 2ND DAY OF NOVEMBER, 2022 AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR CATEGORY 1A, CONDITION II SURVEY. THIS SURVEY IS CERTIFIED FOR BOUNDARY ONLY AND FOR THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY:

GP NCS-1067533-HOU1 of 1 FIRST AMERICAN TITLE INSURANCE COMPANY


Fred W. Lawton, Registered Professional Land Surveyor No. 2321



SURVEY OF

BEING A 2.0000 ACRES OF LAND OUT OF THE S.F. AUSTIN LEAGUE NO. 4, ABSTRACT NO. 2, IN GALVESTON COUNTY, TEXAS, BEING OUT OF AND PART OF THAT CERTAIN 104.6119 ACRE TRACE OF LAND, BEING DESCRIBED AS TRACT 1 IN DEED TO VICTOR F. BRANCH, ET AL, RECORDED UNDER COUNTY CLERK'S FILE NO. 9506629 AND 9535367 OF THE REAL PROPERTY RECORDS OF GALVESTON COUNTY, AND BEING FURTHER OUT OF AND A PART OF THAT CERTAIN CALLED 500 ACRE TRACT OF LAND CONVEYED TO CALVIN R. RISK AS DESCRIBED IN DEED RECORDED IN VOLUME 2353, PAGE 258 OF THE DEED RECORDS OF GALVESTON COUNTY.

ADDRESS: 5401 FARM TO MARKET ROAD 1765
LA MARQUE, TEXAS 77568

SITE:

JOB NO: 2143-22
DATE: 11-2-2022

SCALE: 1" = 30'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION

NOTES:

- BEARING BASIS IS THE NORTH R.O.W. LINE OF F.M. HIGHWAY NO. 1765 BEING SOUTH 89 DEGREES 13 MINUTES 45 SECONDS WEST.
- SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GP NCS-1067533-HOU1 OF FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MAY 11, 2021.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2022. ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X-SHADED & AE, ACCORDING TO F.I.R.M. MAP NO. 48167C 0245G, DATE 08-15-2019, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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JOB NO: 2143-22