

0.1548 ACRES IN THE
JAMES F. PERRY AND EMILY M. AUSTIN SURVEY, A-19
GALVESTON COUNTY, TEXAS

PARCEL 3

(OUT OF GALVESTON COUNTY PROPERTY ID NO. 167068)

BEING a tract of land containing 0.1548 acres (6,743 square feet) of land situated in the James F. Perry and Emily M. Austin Survey, Abstract Number 19, Galveston County, Texas, being out of Lots 48 & 49 of Prairie Estates as recorded in Volume 5, Page 38 in the Map Records of Galveston County, Texas, described in Deed to Sandy Harrison and Chris Harrison, recorded under File Number 2020054255 in the Official Public Records of Real Property of Galveston County, Texas (O.P.R.R.P.G.C.T.). Said 0.1548 acre tract being more particularly described as follows (bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

COMMENCING for reference at a found spike at the southwest corner of said Lot 49, being in the east right-of-way line of Meadow Lane East (60' Wide R.O.W.) of Prairie Estates, a subdivision of record in Volume 5, Page 38 in the Map Records of Galveston County, Texas (M.R.G.C.T.), from which a found 1/2-inch iron rod bears North 02° 47' 50" East, 394.20 feet;

THENCE, North 87° 11' 45" East, along the south line of said Lot 49, a distance of 156.72 feet to a Mag Nail set for the **POINT OF BEGINNING** and southwest corner of the herein described tract, the beginning of a non-tangent curve to the right;

THENCE, in a northeasterly direction along said non-tangent curve to the right an arc distance of 192.46 feet, having a central angle of 13° 02' 58", a radius of 845.00 feet and a chord which bears North 17° 25' 12" East, 192.04 feet to a 5/8-inch iron rod with cap stamped "Cobb Fendley & Associates" set for the north corner of the herein described tract, same being in the east line of said Lot 48, same also being in the west line of a called 117.656 acre tract of land, described in Deed to Bay Colony Expansion 369, LTD., recorded under File Number 2002016651 O.P.R.R.P.G.C.T.;

THENCE, South 3° 00' 56" East, with the east line of said Lot 48 and the west line of said 117.656 acre tract, at 80.20 feet passing the southeast corner of said Lot 48 and the northeast corner of said Lot 49, continuing with the east line of said Lot 49 and the west line of said 117.656 acre tract for a total a distance of 180.20 feet to a 2.5-inch Galvanized Post found for the southeast corner of the herein described tract and said Lot 49;

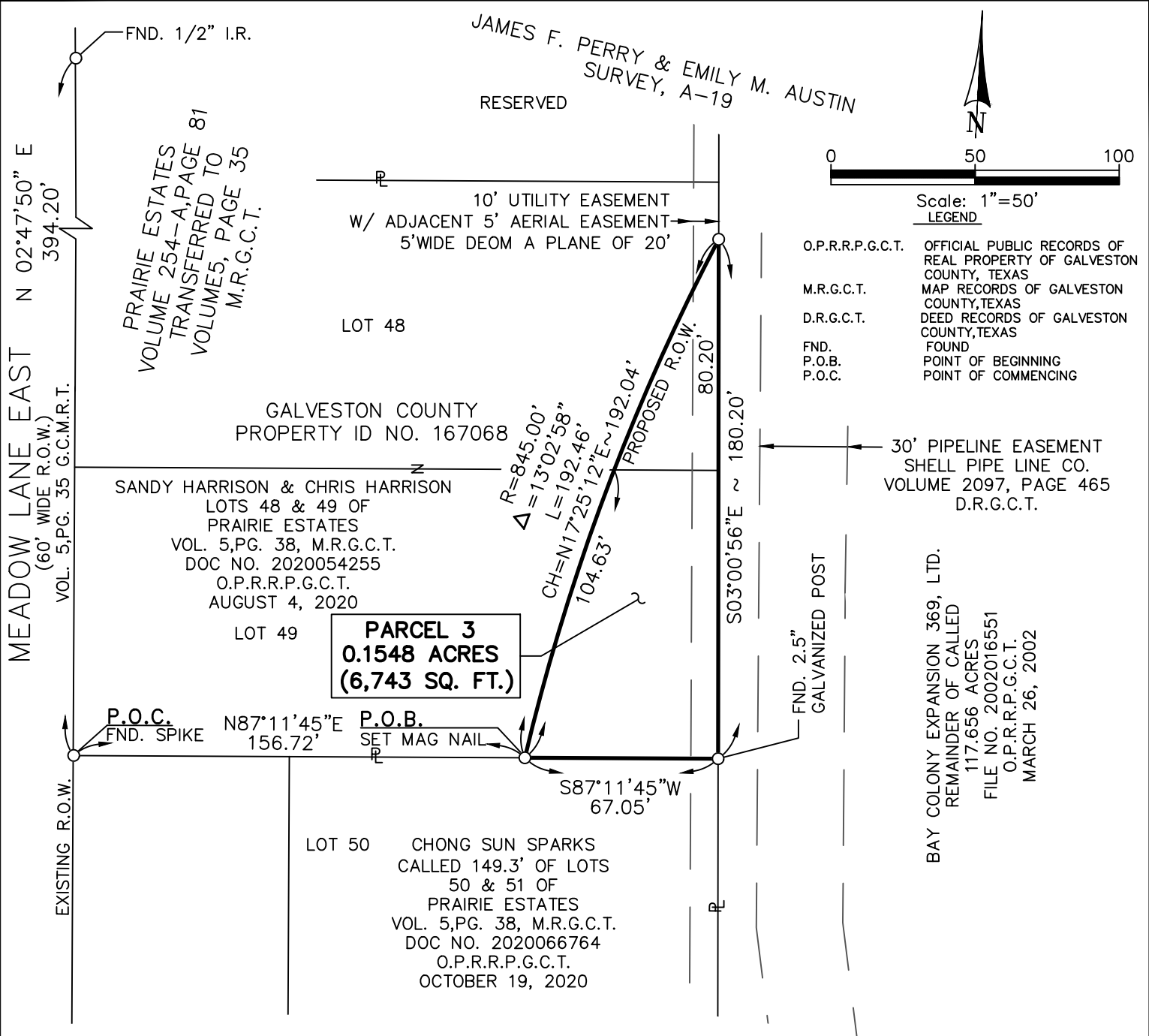
THENCE, South 87° 11' 45" West, departing the west line of said 117.656 acre tract and with the south line of said Lot 49, a distance of 67.05 feet to the **POINT OF BEGINNING** and containing 0.1548 acres (6,743 Square Feet) of land.

This Field Notes Description is referenced to a Survey Drawing prepared by Cobb Fendley & Associates, Inc. of even date.

This survey was performed with the aid of an abstractor's certificate prepared by Abstracting Services of Houston, GF Number 7910-24-6523, Dated November 19, 2024, and research performed by Cobb, Fendley & Associates. There may be easements and/or restrictive covenants of record affecting this property which are not shown hereon.

Cobb, Fendley & Associates, Inc.
TBPLS Firm Registration No. 100467
4424 West Sam Houston Parkway North, Suite 600
Houston, Texas 77041
(713) 462-3242





NOTES

1. A 5/8-INCH IRON ROD WITH YELLOW CAPS STAMPED "COBB FENDLEY & ASSOCIATES".
2. ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL, 4204, NAD83 (2011), UNITS ARE IN US SURVEY FEET, ALL DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID VALUES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99986811.
3. THIS SURVEY WAS PERFORMED WITH THE AID OF AN ABSTRACTOR'S CERTIFICATE PREPARED BY ABSTRACT SERVICES OF HOUSTON, GF NUMBER 7910-24-6523, DATED NOVEMBER 19, 2024, AND RESEARCH PERFORMED BY COBB FENDLEY & ASSOCIATES.
4. THERE MAY BE EASEMENTS AND/OR RESTRICTIVE COVENANTS OF RECORD AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.
5. A METES AND BOUNDS DESCRIPTION PREPARED BY COBB, FENDLEY & ASSOCIATES, INC. OF EVEN DATE ACCOMPANIES THIS SURVEY DRAWING.
6. THE SQUARE FOOTAGE AS SHOWN IS BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

IN MY PROFESSIONAL OPINION, THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II STANDARD LAND SURVEY. DATE 05/15/2025

CHRISTOPHER B. WELLS, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
#6615



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DATE: 05-16-2025	SHEET 1 OF 1	REVISED
SCALE: 1"=50'	F.B. NO. 3538	
DRAWN BY: BM	PROJECT NO. 2412-049-01	