



June 15, 1999

Survey of all that certain tract or parcel of land being out of and a part of the West One-Half of the **P.G. MERRITT SURVEY, Abstract #155**, Galveston County, Texas, and being that same certain tract or parcel of land conveyed by Ronald Lee Gersteman, et al, to William P. Gatlin and wife, Geraldine B. Gatlin, by instrument dated January 12, 1978, and recorded at Film Code 001-76-0308, Galveston County Deed Records, said tract being more particularly described by metes and bounds as follows;

**COMMENCING** at the most Northwesterly corner of the West One-Half of said P.G. MERRITT Survey;  
**THENCE** S 01°01'30" E, along and with the West line of said West One-Half, the same being the centerline of Caroline Drive, a 60 foot public roadway, a distance of 1275.23 feet to a point for corner being the **POINT OF BEGINNING** of the herein described tract;  
**THENCE** N 88°58'30" E, at 30.00 feet pass a 5/8 inch iron rod with cap set for corner, said point being at the East line of the aforesaid Caroline Drive as said right-of-way easement is described of record at Volume 1513, Page 192, G.C.D.R., and further being the Southwest corner of **MACKEY ACRES**, a Subdivision of record at Volume 18, Page 749, Galveston County Map Records; at 1107.80 feet pass the Northwest corner of that certain 70 foot wide drainage easement as described at Film Code 001-90-0578, G.C.D.R.; and continuing along said course for a total distance of 1177.80 feet to a point for corner being at the East line of the aforesaid West One-Half of the P.G. MERRITT Survey, said point being the Northeast corner of the herein described tract;  
**THENCE** S 01°01'29" E, along and with the East line of said West One-Half, a distance of 577.77 feet to a point for corner;  
**THENCE** N 88°47'30" W, at 70.05 feet pass a 5/8 inch iron rod with cap set on line and being at the Southwest corner of the aforesaid 70 foot wide drainage easement; at 1148.67 feet pass a 5/8 inch iron rod with cap set on line and being at the East line of the aforesaid Caroline Drive; and continuing for a total distance of 1178.70 feet to a point for corner being at the West line of said West One-Half of the P.G. MERRITT Survey and being at the centerline of said Caroline Drive;  
**THENCE** N 01°01'30" W, along and with said common line, a distance of 531.84 feet to the **POINT OF BEGINNING** and containing a calculated gross area of 15.00 acres; 0.36 acres contained within Caroline Drive (Volume 1513, Page 192) and 0.92 acres contained within that certain 70 foot wide drainage easement (F.C. 001-90-0578); and a calculated net area of 13.72 acres of land, more or less.

I hereby certify that on the above date, the herein described tract of land, 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.



DALE L. HARDY & Associates  
 Dale L. Hardy  
 Registered Professional  
 Land Surveyor 4847

Notes: This property does not lie within the 100 Year Flood Plain as determined by FEMA and as shown on FIRM 485470, 0095 C, Zone C, dated May 2, 1983.

This survey has been prepared based on Title Commitment provided by Stewart Title Company, G.F. #99206717, dated June 3, 1999.

**SURVEYORS NOTE:**

The Frank Riley, Jr., tract and the Billy Ross Riley tract, as shown hereon, are found to be a part of that certain W.M. Riley tract as described of record at Volume 202, Page 499, G.C.D.R.. The Point of Beginning for the original Riley tract is described as "a point on the West line of the P.G. Merritt Survey which is 1909.8 feet South 1°03' from an iron pipe 4" in diameter set by H.C. Ripley at the Northwest corner of said Merritt Survey...". Subsequent conveyance instruments indicate the distance from the Northwest corner of the Merritt to the Northwest corner of the Riley tract to be 1929.8 feet. In either event, there exist an apparent record separation between the subject tract South boundary and the North boundary of the Riley tract(s) which is not reflective of the actual occupation found on the ground. Existing improvements located on the Riley tract(s) would indicate an actual physical occupation of the Riley tract adjoining and being immediately adjacent to the South line of the subject tract. The subject tract has been monumented on the ground consistent with the record description, adjoiners to the North, East and West, and found monumentation. The record North line of the Riley has been depicted hereon, based on a called dimension of 1929.8 feet from the Northwest corner of the P.G. Merritt Survey, for reference. The apparent "as occupied" North line of the Riley tract, as evidenced by an existing fence line, has also been depicted hereon. The area located between the record South line of the subject tract and the noted fence line has also been noted hereon as an apparent potential occupation conflict.

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