

BOUNDARY SURVEY

PART OF THE F.P. EPPERSON SURVEY, GALVESTON COUNTY, TX SITUATED IN THE NORTH 3-12 ACRES OF LAND IN F.P. EPPERSON SURVEY IN GALVESTON COUNTY, TX, DESCRIBED IN DEED FROM EARL A. WATT AND JOHN V. FOX TO JAMES H. HARDIN, DESCRIBED IN VOLUME 1773, PAGE 333, IN GALVESTON COUNTY, TEXAS, DEED RECORDS 4216 ALABAMA AVENUE, DICHINSON, TX 77539

NOTES:

- BEARINGS AND BEARINGS SHOWN HEREON ARE REFERENCED TO DEED RECORDED IN G.C.C.F. NO. 8320414 AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY.
- THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, EASEMENTS AND RESTRICTIONS MAY EXIST WHICH ARE NOT SHOWN HEREON. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENT OR RESTRICTIONS OF RECORD HAS BEEN PERFORMED BY SURVEYOR.



SCALE: 1"=20'

ROBERTSON CHRISTINE CHERRI
G.C.C.F. NO. 2009057949

N89°01'00"E 83.80'

P.O.B.
S.C.I.R. 1/2"

N 89°01'00" E
29.87' (D)

S.C.I.R. 1/2"

F.I.P. 1/2"
#14
SOUTH

V 73°31'00" E
55.98' (D)

P.O.C.

171.56'

173.00' BANK.

14,435 SQ.FT.
VACANT LOT

HAROLD P & HOLLY A COX
G.C.C.F. NO
2006096453

N109°30'W

S109°00'E

N90°00'00"W 83.79'

F.I.P. 1/2"
#14-15
(CM)

F.I.P. 1/2"
#14-15
@ B.C.

ALABAMA AVENUE
(M.F.P.O.W.)

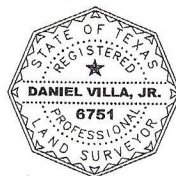
LEGEND:

- A.E. = AFFIRM EASEMENT
- B.L. = BUILDING LINE
- C.I.R. = CAPPED IRON ROD
- C.M. = CONTROL MONUMENT
- E.M. = ELECTRIC METER
- E.S. = EASEMENT
- G.C.C.F. = GALVESTON COUNTY CLERK'S FILE
- G.C.D.R. = GALVESTON COUNTY DEED RECORDS
- F.I.P. = FOUND CAPPED IRON ROD
- F.P. = FOUND IRON PIPE
- F.R. = FOUND IRON ROD
- G.M. = GAS METER
- P.P. = POWER POLE
- R.I.P. = RICHED TOP PIPE
- U.E. = UTILITY EASEMENT
- U.T.S. = UTILITY TO SET
- R.O.W. = RIGHT-OF-WAY
- S.C.I.R. = SET CAPPED IRON ROD
- S.I.R. = SET IRON ROD
- S.P. = SERVICE POLE
- W.M. = WATER METER
- C.A. = CURB ANCHOR
- W.P. = WOOD POWER POLE

- WOOD FENCE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- BARNWOOD WIRE FENCE
- SUBJECT TRACT
- CONCRETE PAVEMENT
- COVERED AREA

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN.

[Signature]
DANIEL VILLA, JR.
REGISTRATION NO. 6751



REVISIONS:

NO.	DATE	DESCRIPTION



CIVIL ENGINEERING
&
LAND SURVEYING
TRIPLE FIRMING, 10186003
16315 HAYS SPRING DRIVE
CYPRESS, TX 77433
832-578390

JOB NO.: 03009-118
DATE: 11/14/2020
FOR:

4216 ALABAMA