

LEGEND * ITEMS THAT MAY APPEAR IN * DRAWING BELOW

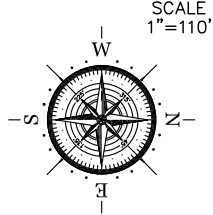
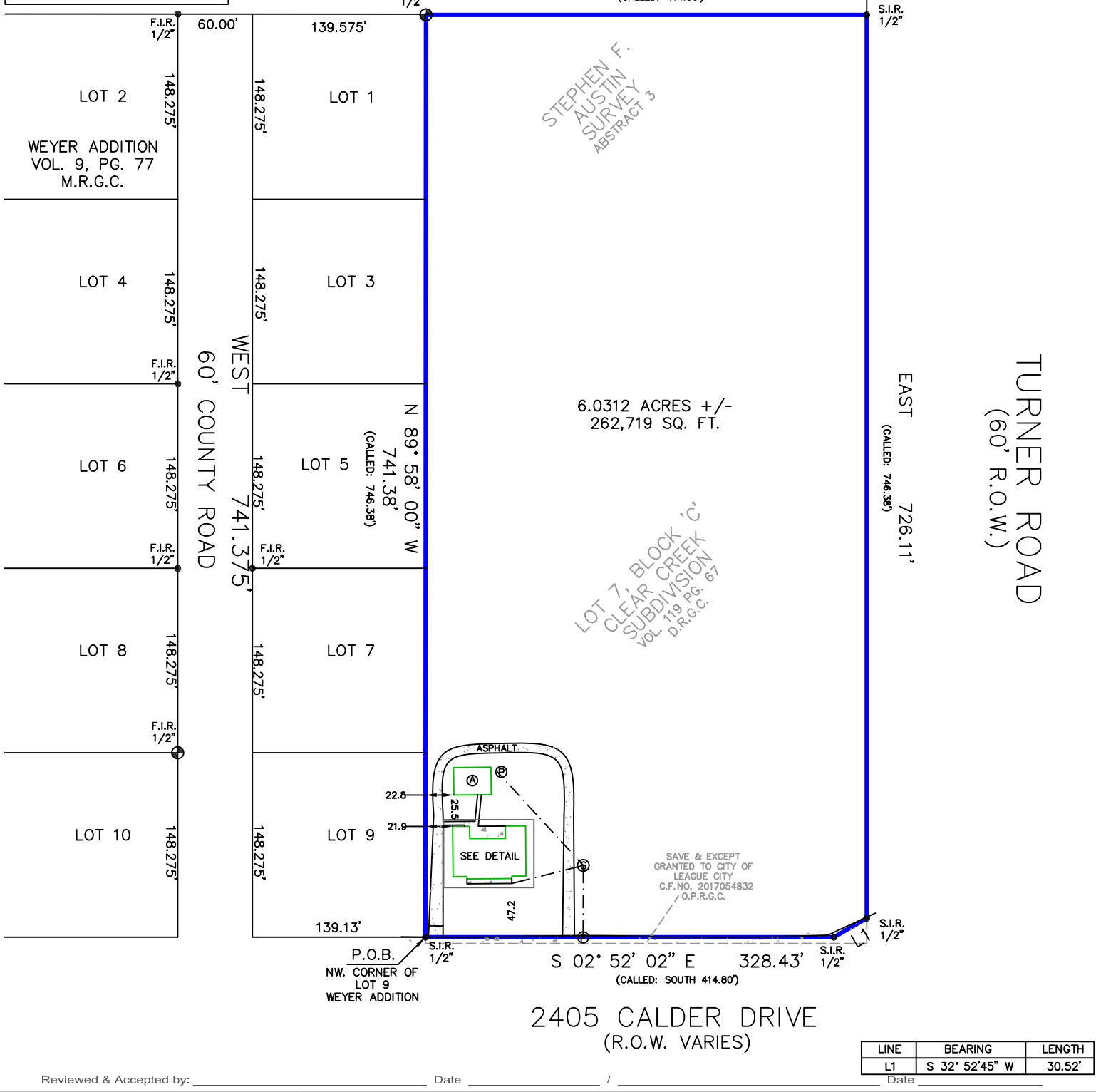
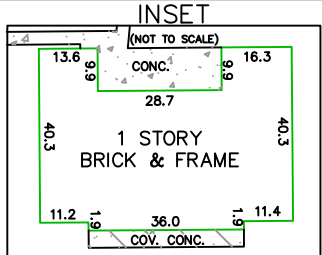
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- BRS = BEARS
- C.F.# = CLERK'S FILE NUMBER
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- FND. = FOUND
- M.P. = METAL POST
- M.U.E. = MUNICIPAL UTILITY EASEMENT
- P.A.E. = PERMANENT ACCESS EASEMENT
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.E. = POOL EQUIPMENT
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- P.P. = POWER POLE

- P.R.C. = POINT OF REVERSE CURVATURE
- P.T. = POINT OF TANGENCY
- P.U.E. = PUBLIC UTILITY EASEMENT
- S.I.R. = SET IRON ROD
- S.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.T.S. = UNABLE TO SET
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- W.P. = WOODEN POST
- W.S.E. = WATER & SEWER EASEMENT

- = NOT TO SCALE
- ⊙ = GUY ANCHOR
- ⊕ = POWER POLE
- ⊖ = SERVICE DROP

- ⊙ = CONTROL MONUMENT
- = PROPERTY CORNER
- = PROPERTY LINE
- = EASEMENT LINE
- = BUILDING SETBACK LINE
- = BUILDING WALL

- = WOODEN FENCE
- = CHAIN LINK FENCE
- = OVERHEAD ELECTRIC
- ⊕ = POWER POLE
- ⊖ = SERVICE DROP
- ⊕ = 22.1' X 30.1' FRAME GARAGE



LINE	BEARING	LENGTH
L1	S 32° 52' 45" W	30.52'

Reviewed & Accepted by: _____ Date _____ / _____ / _____

NOTES:

- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83) SOUTH CENTRAL ZONE
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
- BOUNDARY SURVEY AS SHOWN HEREON BASED ON FOUND MONUMENTS AND WHAT APPEARS TO BE ACCEPTED OCCUPATION ON SUBJECT AND ADJOINING TRACTS. DUE TO MISSING INFORMATION AND ERRORS ON RECORDED PLAT, SURVEYOR RECOMMENDS A BOUNDARY LINE AGREEMENT BE PURSUED TO ALLEVIATE ISSUES ALONG COMMON PROPERTY LINES WITH ADJOINING TRACTS SHOULD THEY ARISE. HATCHED AREA DENOTES POSSIBLE CONFLICT AREA

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 6.0312 ACRES (262,719 SQUARE FEET), MORE OR LESS, SITUATED IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT 3, GALVESTON COUNTY, TEXAS, BEING MORE COMMONLY KNOWN AS A PORTION OF LOT 7 IN BLOCK 'C' OF THE CLEAR CREEK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 119, PAGE 67 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS, SAVE AND EXCEPT A TRACT OF LAND CONVEYED UNTO THE CITY OF LEAGUE CITY, BY DEED RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 2017054832 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, FURTHER, SAVE AND EXCEPT THE NORTHERLY 60.00 FEET BEING MORE COMMONLY REFERRED TO AS TURNER ROAD (NO ROAD TAKING FOUND)--SAID TRACT FURTHER DESCRIBED ON THE REFERENCED PAGE 2.

CHRISTIAN K. DOBBINS
COLETTE E. DOBBINS

ADDRESS
2405 CALDER DRIVE

JOB # 2106289

DATE 07/06/2021

GF# 2141577-CLHD



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ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

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I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.