



TITLE COMPANY:



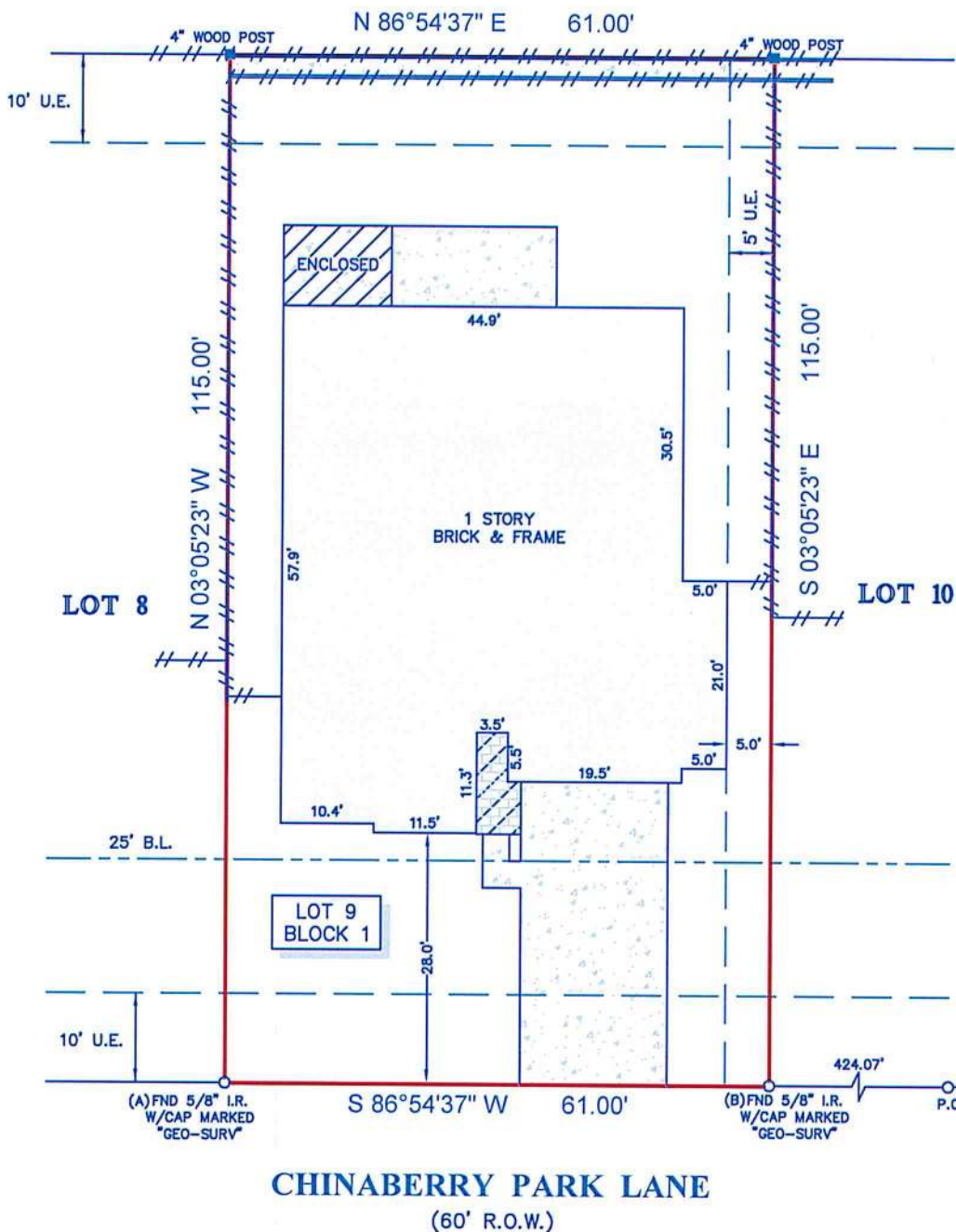
TEXAS AMERICAN TITLE COMPANY

G.F. #: 7999-15-1340

ISSUE DATE: 4-21-15



BLOCK 3 - BRITTANY LAKES, SEC. 9, PLAT 2003A, MAP 136, M.R.G.C.



CHINABERRY PARK LANE
(60' R.O.W.)

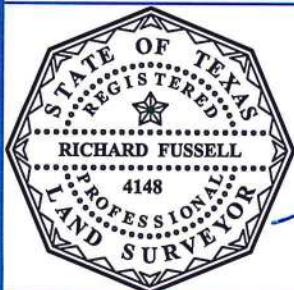
NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
3. THIS SURVEY IS CERTIFIED TO TRUeline TECHNOLOGIES FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON APRIL 21, 2015, UNDER G.F. NO. 7999-15-1340.
7. AN EASEMENT FOR H.L.&P. AS RECORDED IN CONDEMNATION DECREE UNDER CAUSE NO. 17485. (AS REFLECTED BY WARRANTY DEED TO PRIORITY DEVELOPMENT RECORDED UNDER C.F. NO. 2002061130).
8. AN EASEMENT FOR H.L.&P. AS RECORDED IN VOL. 1969, PG. 345, VOL. 1931, PG. 175, VOL. 1985, PG. 103, O.C.C.G.C. (AS REFLECTED BY WARRANTY DEED TO PRIORITY DEVELOPMENT RECORDED UNDER C.F. NO. 2002061130).
9. AN EASEMENT TO THE CITY OF LEAGUE CITY AS RECORDED UNDER C.F. NO. 8704059, 8704060, 8704061, 8704062, 8704063, 8704064, O.P.R.R.P.G.C. (AS REFLECTED BY WARRANTY DEED TO PRIORITY DEVELOPMENT RECORDED UNDER C.F. NO. 2002061130).
10. A GOLF CART EASEMENT AGREEMENT AS RECORDED UNDER C.F. NO. 9965219. (AS REFLECTED BY WARRANTY DEED TO PRIORITY DEVELOPMENT RECORDED UNDER C.F. NO. 2002061130).
11. A NON-EXCLUSIVE EASEMENT GRANTED TO MAG CREEK GOLF COURSE AS RECORDED UNDER C.F. NO. 9965227, 2001000280 AND 2000023642M O.P.R.R.P.G.C. (AS REFLECTED BY WARRANTY DEED TO PRIORITY DEVELOPMENT RECORDED UNDER C.F. NO. 2002061130).
12. AN EASEMENT AGREEMENT FOR UTILITIES AS RECORDED UNDER C.F. NO. 9965220 AND 9965224, O.P.R.R.P.G.C. (AS REFLECTED BY WARRANTY DEED TO PRIORITY DEVELOPMENT RECORDED UNDER C.F. NO. 2002061130).
13. A RECIPROCAL EASEMENT AGREEMENT AS RECORDED UNDER C.F. NO. 9965221. (AS REFLECTED BY WARRANTY DEED TO PRIORITY DEVELOPMENT RECORDED UNDER C.F. NO. 2002061130).
14. ASSIGNMENT OF EASEMENT BETWEEN MAG CREEK GOLF COURSE AND THE CITY OF LEAGUE CITY AS RECORDED UNDER C.F. NO. 2000048086. (AS REFLECTED BY WARRANTY DEED TO PRIORITY DEVELOPMENT RECORDED UNDER C.F. NO. 2002061130).
15. A NON-EXCLUSIVE EASEMENT TO MAG CREEK GOLF COURSE AS RECORDED UNDER C.F. NO. 9965227, 2001000280 AND 2000023642. (AS REFLECTED BY WARRANTY DEED TO PRIORITY DEVELOPMENT RECORDED UNDER C.F. NO. 2002061130).

LEGEND

	B.L. = BUILDING LINE		U.E. = UTILITY EASEMENT
	COVERED AREA		CONCRETE
	BRICK		FENCE
			WOOD

PROJECT: A LAND TITLE SURVEY OF LOT 9, IN BLOCK 1, OF MAGNOLIA CREEK, SECTION 10, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT RECORD 2007A, MAP NO. 165, IN THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON APRIL 24, 2015 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
MPLS# 4148

CLIENT:
CHRIS ANNE COCANOUGH

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2616 CHINABERRY PARK LANE

SURVEY1 Inc.

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FIELD CREW: MV

DRAFTER: MC

DATE: 4-24-15

JOB# 4-35624-15