LEGEND * ITEMS THAT MAY APPEAR IN * DRAWING BELOW

M.U.E. = MUNICIPAL UTILITY EASEMENT
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
STM.S.E. = STORM SEWER EASEMENT
W.L.E. = WATER LINE EASEMENT
= NOT TO SCALE

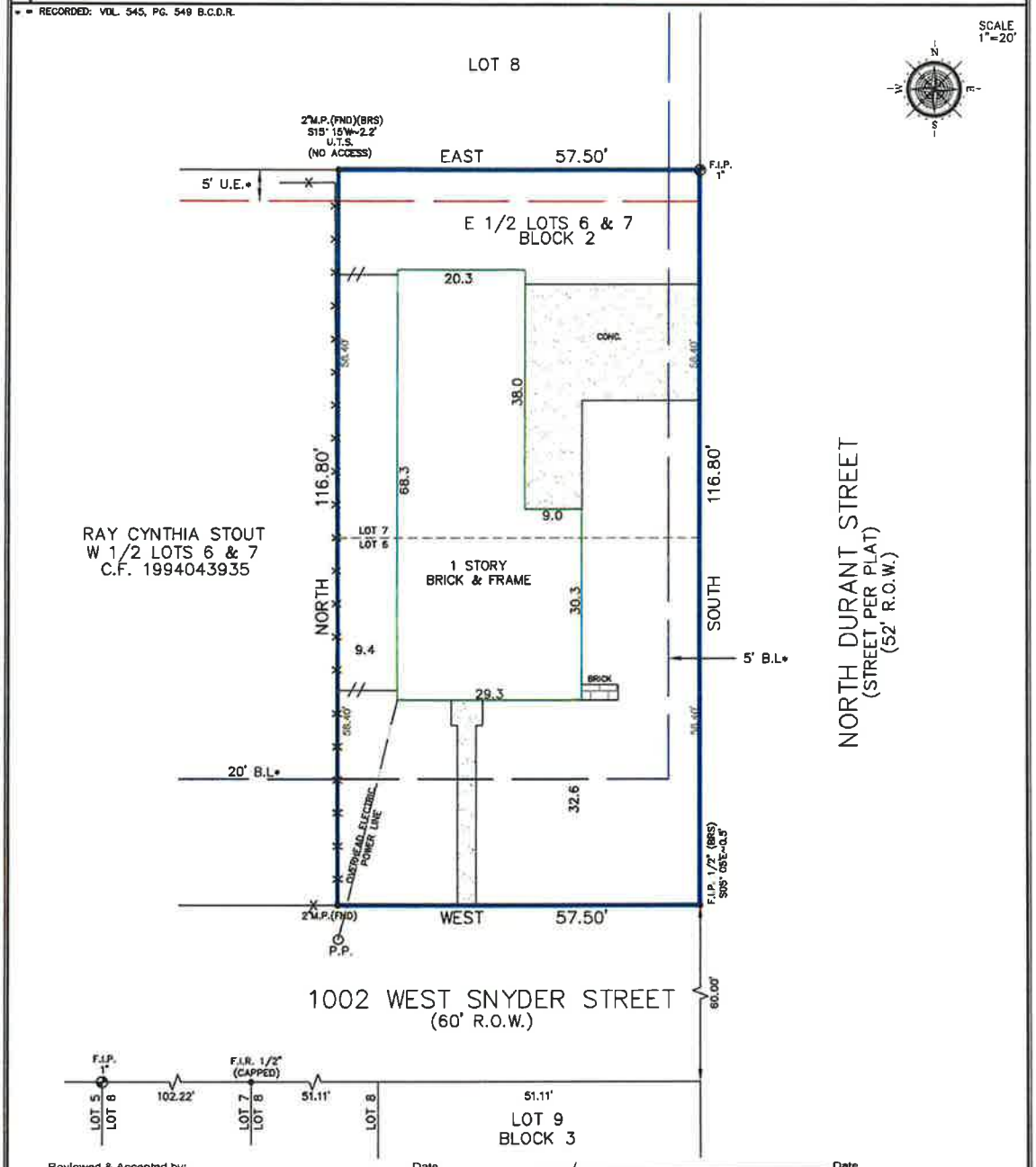
F.I.R. = FOUND IRON ROD
F.I.P. = FOUND IRON PIPE
S.I.R. = SET IRON ROD
W.F. = WOODEN POST
M.P. = METAL POST
C.F.# = CLERK'S FILE NUMBER
P.O.B. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
B.L. = BUILDING LINE
FND. = FOUND
BRS = BEARS

P.A.E. = PERMANENT ACCESS EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
W.S.E. = WATER & SEWER EASEMENT
E.E. = ELECTRIC EASEMENT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.P. = POWER POLE
U.T.S. = UNABLE TO SET

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

= WOODEN FENCE
= CHAIN LINK FENCE
= METAL FENCE
= WIRE FENCE
= VINYL FENCE

* = RECORDED: VOL. 545, PG. 549 B.C.D.R.



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

NOTES:
- BEARING BASIS: PLAT
- 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
- RIGHT-OF-WAY ESMT. GRANTED TO HOUSTON NATURAL GAS CORPORATION RECORDED VOL. 391, PG. 531 B.C.D.R. (DOES NOT VISIBLY AFFECT THIS PROPERTY)
- FENCES DO NOT FOLLOW PROPERTY LINES. NO ACCESS TO ADJOINING PROPERTIES TO CHECK FOR POSSIBLE ENCROACHMENTS

LEGAL DESCRIPTION
THE EAST ONE-HALF (E. 1/2) OF LOTS SIX (6) AND SEVEN (7) OF BLOCK TWO (2) OF PIN OAK PLACE, A RESTRICTED SUBDIVISION TO ALVIN NO. 1, ALVIN, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE DULY RECORDED DEDICATED, RESTRICTIONS AND MAP OR PLAT THEREOF AS RECORDED IN VOL. 5, PAGE 337, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, BEING A SUBDIVISION OF THAT PART OF THE J. M. MCGINTY TRACT LYING NORTH OF MURPHY SUBDIVISION AND 0.044 ACRES OF LAND OFF THE SOUTH SIDE OF THE EMMA D. OWEN 6.73 ACRE TRACT IN THE WEST ONE HALF OF SECTION 16, H&B RR. CO. SURVEY, ABSTRACT 453, BRAZORIA COUNTY,TEXAS, A MAP OF THE SURVEY OF SAID MCGINTY AND OWEN TRACTS BEING RECORDED IN VOL. 5, PAGE 220, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

GOLD COAST EQUITY, LLC

ADDRESS
1002 WEST SNYDER STREET

STATE OF TEXAS
REGISTERED
TOBY PAUL COUCHMAN
PROFESSIONAL
LAND SURVEYOR

JOB # 2010062
DATE 10-5-2020
GF# 07-203685SP

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.

PRO-SURV
P.O. BOX 1366, FRIENDSWOOD, TX 77549
PHONE: 281-996-1113 FAX: 281-996-0012
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300

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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