

LEGAL DESCRIPTION:

LOTS 1 THRU 24 , BLOCK 135, OF KOHFELDT'S SECOND ADDITION IN TEXAS CITY, GALVESTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF IN VOLUME 238, PAGE 24, OF THE PLAT RECORDS OF GALVESTON COUNTY, TEXAS.

PREPARED EXCLUSIVELY FOR: CYNTHIA REYES BRIONES
 PROPERTY LOCATED AT: 32ND STREET
 INSIDE THE CITY LIMITS OF TEXAS CITY, TEXAS

JOB# 22-0507
 DRAWN BY C.G.
 REVISED BY BAM

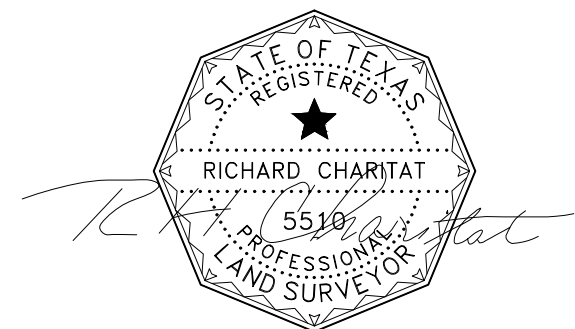
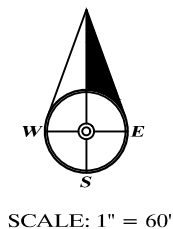
LEGEND

— x —	WOOD FENCE	⊗	GAS METER(GM)	⊕	LIGHT POLE(LP)	CMP	= CORRUGATED METAL PIPE
—○—	CHAIN-LINK	⊙	MAIL BOX(MB)	⊖	WATER WELL(WW)	RCP	= REINFORCED CONCRETE PIPE
—□—	IRON FENCE	⊕	FIRE HYDRANT(FH)	⊕	TRAFFIC SIGNAL POLE(TSP)	PVC	= POLYVINYL CHLORIDE PIPE
— —	PIPELINE	⊕	WATER METER(WM)	⊙	CLEAN OUT(CO)	CPP	= CORRUGATED PLASTIC PIPE
— - -	BUILDING LINE	⊕	WATER VALVE(WV)	⊙	COMMUNICATIONS BOX(CB)	S.S.E.	= SANITARY SEWER EASEMENT
— - -	EASEMENT LINE	⊕	GRATE INLET(GI)	⊕	POWER POLE(PP)	STM.S.E.	= STORM SEWER EASEMENT
—○—	OVERHEAD POWER	⊕	SANITARY MANHOLE(SAN.M.H.)	⊕	UTILITY POLE(UP)	A.E.	= AERIAL EASEMENT
—○—	PIPELINE	⊕	STORM MANHOLE(S.M.H.)	⊕	SERVICE POLE(SP)	B.C.	= BACK OF CURB
—○—	PIPELINE	⊕	PRESSURE VALVE(PV)	⊕	ELECTRIC BOX(EB)	B.L.	= BUILDING LINE
—○—	PIPELINE	⊕	CNF COULD NOT FIND	⊕	ELECTRIC METER(EM)	⊕	= CONTROL POINT
—○—	PIPELINE	⊕		⊕	SPOT ELEVATION(SE)	D.E.	= DRAINAGE EASEMENT
—○—	PIPELINE	⊕		⊕		F.F.E.	= FINISH FLOOR ELEV.
—○—	PIPELINE	⊕		⊕		G.U.	= GUTTER
—○—	PIPELINE	⊕		⊕		I.P.	= IRON PIPE
—○—	PIPELINE	⊕		⊕		I.R.	= IRON ROD
—○—	PIPELINE	⊕		⊕		R.O.W.	= RIGHT-OF-WAY
—○—	PIPELINE	⊕		⊕		T.B.M.	= TEMPORARY BENCHMARK
—○—	PIPELINE	⊕		⊕		U.E.	= UTILITY EASEMENT
—○—	PIPELINE	⊕		⊕		W.L.E.	= WATER LINE EASEMENT

GENERAL NOTES:

1. THE LEGAL DESCRIPTION, PROPERTY LINES, & SIMILAR INFORMATION SHOWN HEREIN ARE DERIVED FROM THE RECORDED PLAT AS SHOWN OR FROM READILY AVAILABLE RECORDED DOCUMENTS. THE INTENT OF THIS DRAWING IS TO LOCATE IMPROVEMENTS WITHIN THE PROPERTY LINES FOR FUTURE CONSTRUCTION PURPOSES.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (NAD 83) FOR HORIZONTAL CONTROL.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PER CLIENT REQUEST.
4. ALL EASEMENTS AND BUILDING SETBACK LINES PER PLAT OR ORDINANCE UNLESS NOTED OTHERWISE.
5. IF SHOWN , TBM AND OR SPOT ELEVATIONS SHOWN HEREON ARE BASED ON TOPNET LIVE - RTK + SOUTHEAST.
6. WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 060337C1810F, EFFECTIVE DATE 08/15/2019, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE (X-HATCHED), WHICH IS "AREAS WITH REDUCED FLOOD RISK DUE TO LEEVEE".

COBALT
 ENGINEERING AND INSPECTIONS, LLC
 TBPE REG. #: 17742 / TBPLS REG. #: 10194581



Richard Charitat
 RPLS 5510

02/22/2023

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THIS DRAWING REPRESENTS THE CONDITIONS AND EVIDENCE FOUND DURING A SURVEY OF THE SUBJECT TRACT CONDUCTED UNDER MY DIRECT SUPERVISION ON THE ABOVE DATE

REVISION - ADDED DISTANCE TIES