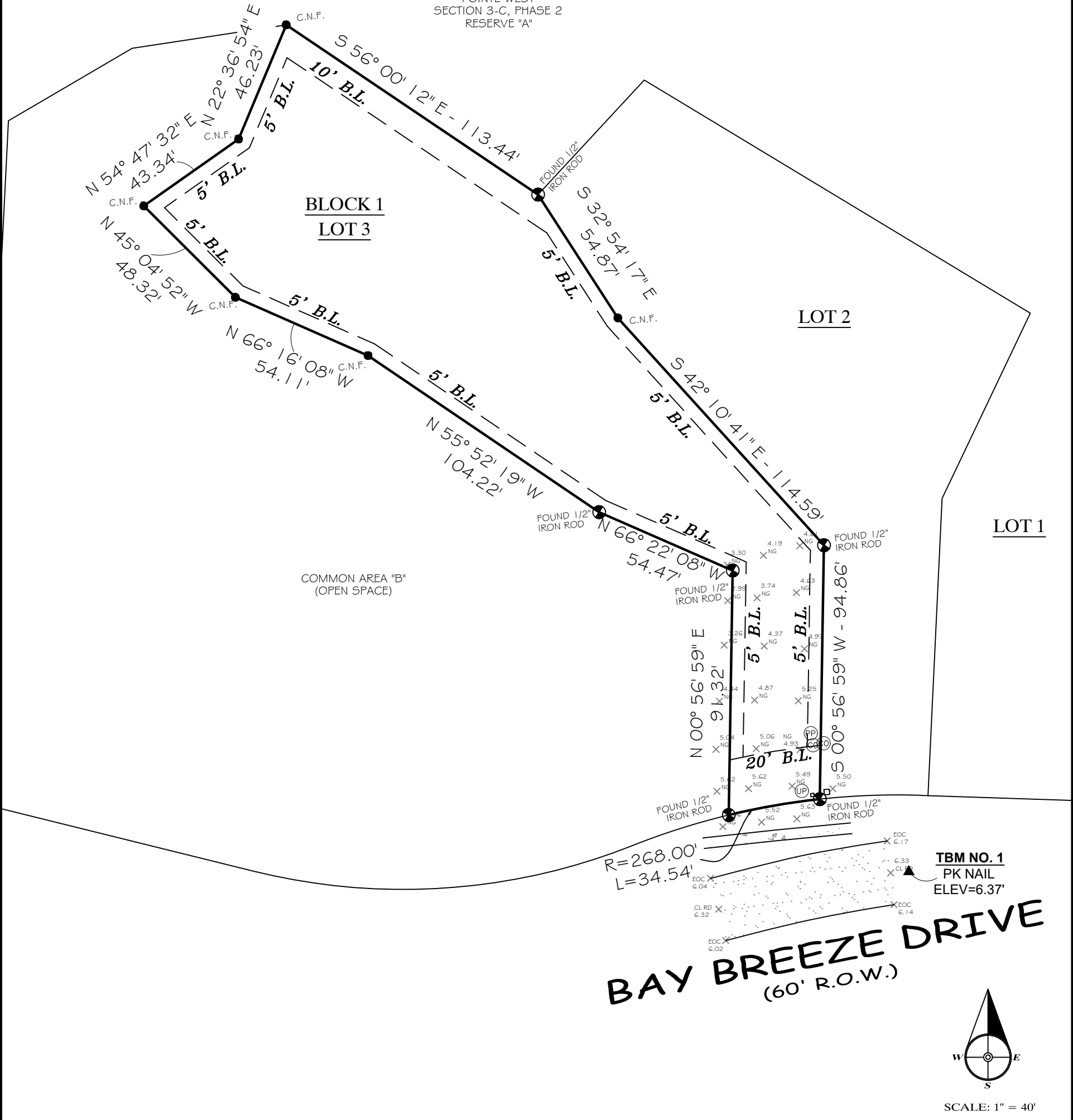
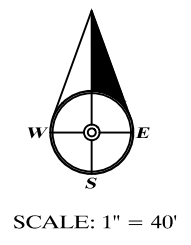


POINTE WEST  
SECTION 3-C, PHASE 2  
RESERVE "A"



**BAY BREEZE DRIVE**  
(60' R.O.W.)



**LEGAL DESCRIPTION:**

JOB# 21-0601  
DRAWN BY MAG

LOT 3, BLOCK 1, OF POINTE WEST, SECTION 3-C, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT RECORD 2006A, MAP NUMBER 236, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

PREPARED EXCLUSIVELY FOR: HOMEOWNER  
PROPERTY LOCATED AT: 26018 BAY BREEZE DRIVE  
INSIDE THE CITY LIMITS OF GALVESTON, TEXAS

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

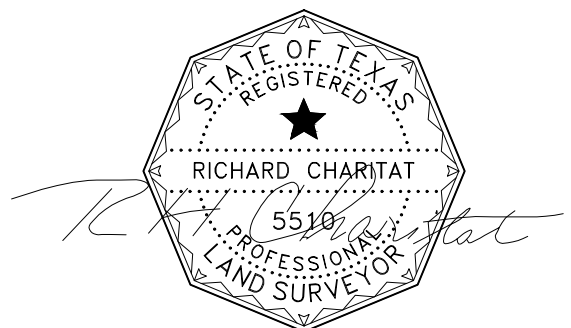
12005 DELANY ROAD ° LA MARQUE, TEXAS 77568 ° 409-354-5925

**LEGEND**

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

**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.(NAVD88)



Richard Charitat  
RPLS 5510  
08/23/2021

THIS DRAWING REPRESENTS THE ON-SITE, GROUND CONDITIONS FOUND DURING THE COURSE OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION ON 08/20/2021, THIS DRAWING SOLELY REPRESENTS ONSITE GROUND CONDITIONS AND PREVIOUSLY RECORDED INFORMATION. COBALT ASSUMES NO RESPONSIBILITY OR GUARANTEE FOR USE OF THIS DRAWING BEYOND ITS INTENDED PURPOSE.