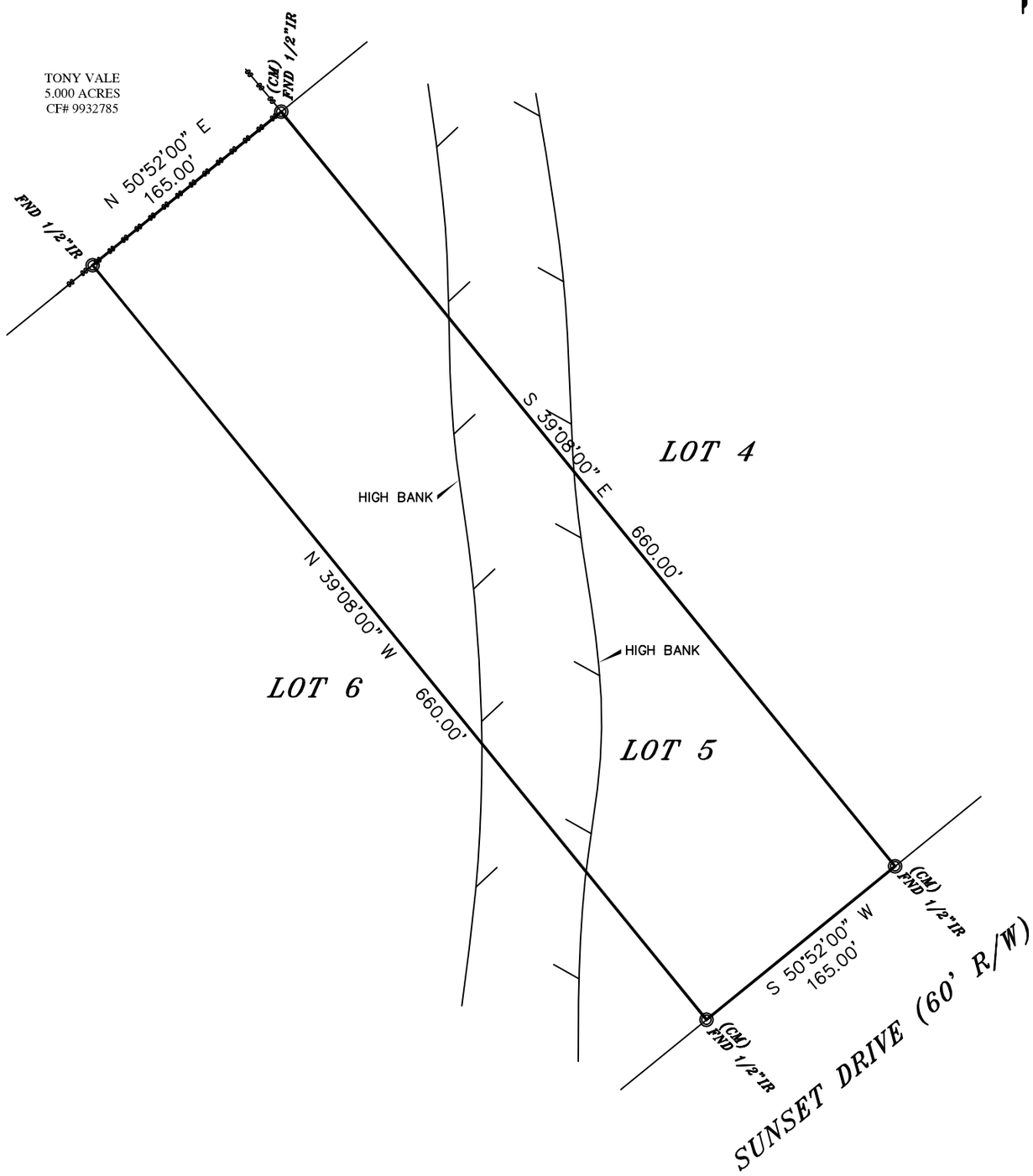
ADDRESS: 2005 SUNSET DRIVE, DICKINSON, TX 77539

LEGEND

IRON ROD	IR	COVERED AREA	
UTILITY EASEMENT	U.E.	CONCRETE	
BUILDING LINE	B.L.	WOOD	
AERIAL EASEMENT	A.E.	CONTROL MONUMENT	(CM)
WOOD FENCE			
WIRE FENCE			
CHAIN LINK FENCE			
GARAGE BUILDING LINE	G.B.L.		
WATER LINE EASEMENT	W.L.E.		
UNABLE TO SET	U.T.S.		

GRAPHIC SCALE

0' 100' 200'



LEGAL DESCRIPTION
LOT 5, OF LISBONEY SUBDIVISION, AN ADDITION TO THE CITY OF DICKINSON, GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 136, PAGE 615, MAP/PLAT RECORDS OF GALVESTON COUNTY, TEXAS.

BUYER DARIN MULL & ONA MULL
JOB# 2406010
GF# 2346991
DATE 6/7/2024

-ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORD. IF THE SUBJECT PROPERTIES LIES IN A RECORDED SUBDIVISION OF SAID COUNTY MENTIONED IN LEGAL DESCRIPTION. IN THE CASE WHERE A LEGAL DESCIPTION MENTIONS NO RECORDED PLAT OR HAS AN ATTACHED METES AND BOUNDS ALL BEARINGS ARE BASED ON TEXAS SOUTH CENTRAL GPS COORDINATE SYSTEM 4204. UNLESS OTHERWISE NOTED.
-THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.
-SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS, RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY. NO RESEARCH WAS DONE FOR SUCH EASEMENTS OR RESTRICTIONS BY ELEVATION EXPRESS LAND SURVEYS, THEREFORE IS NOT RESPONSIBLE FOR SHOWING SUCH EASEMENTS OR RESTRICTIONS. EASEMENTS SHOWN ON SURVEY ARE RELATED TO NOTES FROM OR SHOWN ON A RECORDED PLAT OF LEGAL DESCRIPTION AND/OR ARE MENTIONED IN SCHEDULE "B" OF PROVIDED TITLE COMMITMENT.
-OFFSETS AND/OR DIMENSIONS SHOWN BETWEEN THE STRUCTURES AND PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTEDED TO GUIDE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREA, ADDITIONS TO STRUCTURES, SHEDS, GARAGES AND ANY OTHER CONSTRUCTION. THE USER OF THIS SURVEY EXPRESSLY AGREES AND UNDERSTANDS THAT SHOULD ELEVATION EXPRESS LAND SURVEY BE FOUND LIABLE IN A COURT OF LAW FOR ERRORS OR OMISSIONS ARISING FROM THIS SURVEY THAT THE LIMIT OF LIABILITY IS THE PRICE PAID FOR THIS SURVEY.

Any reference to the 100 year flood plain of flood hazard zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to the Flood Insurance Rate Map for GALVESTON COUNTY, Dated 08/15/52019, Map No. 48167C0229G, the property described lies within "ZONE AE" of the 100 yr. flood. Flood information is based on graphic plotting only due to inheret inaccuracies on FEMA maps, we can not assume responsibility for exact determination.

ELEVATION EXPRESS LAND SURVEYS
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SUITE G-158
KATY, TX 77494
281-674-5685

STATE OF TEXAS REGISTERED GEORGE JOSEPH MALIAKKAL 5180 PROFESSIONAL LAND SURVEYOR

George J Maliakkal

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