

SCALE: 1" = 20'

LINE TABLE		
#	BEARING	DISTANCE
L1	N 54° 05' 31" E	52.85'

TBM NO. 1
PK NAIL
ELEV=4.95'

FOUND 1" IP BEARS
S 63° 14' 05" W - 0.55'

FOUND 1" DISTURBED IP BEARS
N 61° 36' 50" E - 0.40'

LOT 307

LOT 308

LOT 309

LOT 143

LOT 310

OCEAN SHORE ADDITION
SECTION 4

LOT 142

LOT 141

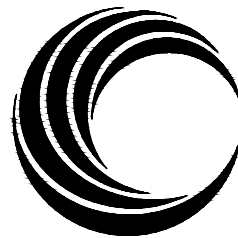
SPECIAL NOTE:
NO BUILDING LINES PER ORDINANCE, PLEASE VERIFY WITH PERMITTING OFFICE

LEGAL DESCRIPTION:

LOT 309, OF THE OCEAN SHORE ADDITION, SECTION 6, (UNRECORDED) IN GALVESTON COUNTY, TEXAS, DESCRIBED IN A DEED RECORDED IN FILE NO. 440582, OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS.

PREPARED EXCLUSIVELY FOR: DSW
PROPERTY CAD ADDRESS: 120 JEWEL DR.
OUTSIDE THE CITY LIMITS OF PORT BOLIVAR, TEXAS

JOB# 20-0089-715
DRAWN BY AMC
REVISED BY BAM



COBALT
ENGINEERING AND INSPECTIONS, LLC

TBPE REG. #: 17742 / TBPLS REG. #: 10194581

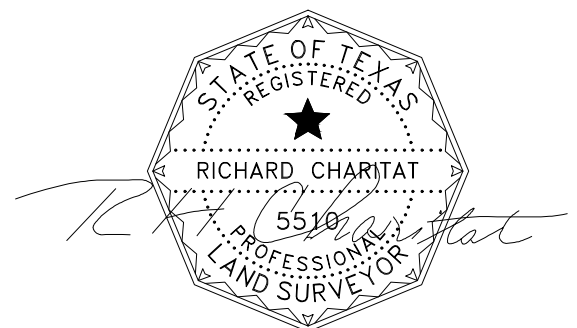
12005 DELANY ROAD ° LA MARQUE, TEXAS 77568 ° 409-354-5925

LEGEND

— x — WOOD FENCE	(GM) GAS METER(GM)	(LP) LIGHT POLE(LP)	CMP = CORRUGATED METAL PIPE
— o — CHAIN-LINK	(MB) MAIL BOX(MB)	(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)	(CB) COMMUNICATIONS BOX(CB)	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) ASPHALT	(STM) STORM MANHOLE(S.M.H.)	(SP) SERVICE POLE(SP)	B.C. = BACK OF CURB
(COVERED) COVERED	(PV) PRESSURE VALVE(PV)	(EB) ELECTRIC BOX(EB)	B.L. = BUILDING LINE
(CONCRETE) CONCRETE		(EM) ELECTRIC METER(EM)	D.E. = DRAINAGE EASEMENT
(WOOD-DECK) WOOD-DECK		(SE) SPOT ELEVATION(SE)	F.F.E. = FINISH FLOOR ELEV.
			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

10/26/2023

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 - UPDATED PROPERTY CAD ADDRESS