



SURVEYOR NOTES:

- Coordinates based on NAD83 (CORS96) Texas State Coordinate System, South Central Zone.
- Bearings referenced to Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.
- This is an aboveground survey. The underground utilities, if shown, are based on information provided by various utility companies and/or above ground markers, and these locations should be considered approximate. There may be additional underground hazards not shown on this drawing. Prior to any excavation the owner/contractor must contact Texas One-Call (1-800-245-4545) to mark onsite underground utilities/hazards.
- Surveyor has made no investigative or independent search for easements of record encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- This topographic map and the survey upon which it is based have been prepared and performed in accordance with the United States National Map Accuracy Standards for vertical accuracy. It is not the intent of this survey to render a professional opinion as to the location or condition of the boundary of the real property shown hereon. This survey was not prepared for use in any real estate transaction, conveyance or title insurance proceedings. Any depiction that may appear hereon of bearings, distances, courses, areas or monumentation are not necessarily supported by field recovered evidence and shall be interpreted as being based on record information or conceptual renderings only.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
- Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- Building setbacks are based on zoning and are not shown on the map. You must contact the City of Texas City Building Department before starting designing for all setbacks and building requirements.

LEGEND

LINES

- ASPHALT
- FENCE-6/W
- FIBRE OPTIC
- FENCE-WOOD
- GAS LINE
- OH ELECTRIC
- OH TELEPHONE
- FENCE-IRON
- FENCE-WOOD
- SANITARY SEWER
- STORM SEWER
- TOP BANK
- RR TRACK
- UNDERGRD ELEC
- UNDERGRD TEL
- WATER LINE

SYMBOLS

- ELECTRIC BOX
- GAS VALVE
- GAS METER
- FRID IRON ROD
- POWER POLE
- SAN SEW MANHOLE
- STORM MANHOLE
- TEL FEDESTAL
- WATER VALVE
- WATER WELL
- FIRE HYDRANT
- WATER METER

ABBREVIATIONS

- NAD - NORTH AMERICAN DATUM
- BM - BENCHMARK
- TBM - TEMPORARY BENCHMARK
- GC&R - GALVESTON CO. MAP RECORDS
- GC&R - GALVESTON CO. DEED RECORDS
- CCF NO. - CLERK'S FILE NUMBER
- OH-OVERHEAD

METES AND BOUNDS DESCRIPTION

A 4.6893 acre (204,267 Sq. Ft.) tract of land being out of and a part of Lot 23, of L.A. MURFF'S SUBDIVISION, according to the Map or Plat thereof recorded in Volume 215, Page 413, of the Deed Records of Galveston County, Texas, 4.6893 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said Lot 23, from which a 1/2" iron rod was found for reference at N08°41'27"W 1.64'

THENCE S87°22'31"W along and with the south line of said Lot 23, a distance of 324.77' to a 1/2" iron rod found for the southwest corner of the tract herein described and said Lot 23;

THENCE N02°37'29"W along and with the west line of said Lot 23, a distance of 630.00' to a 1/2" iron rod found for the northwest corner of the tract herein described and being in the south right of way line of Monticello Drive (100' R.O.W.);

THENCE N87°22'31"E along and with the south right of way line of said Monticello Drive, a distance of 323.69' to the northeast corner of the tract herein described and being in the east line of said Lot 23;

THENCE S02°43'22"E along and with the east line of said Lot 23, a distance of 630.00' to the Place of Beginning.

Basis of Bearing: Grid North, Texas State Plane Coordinate System NAD83, Texas South Central Zone.

This topographic map and the survey upon which it is based have been prepared and performed in accordance with the United States National Map Accuracy Standards for vertical accuracy.

Robert D. Ellis
 Robert D. Ellis
 Tx. Reg. No. 4006



REV. NO.	DATE	COMMENT
A	07-11-2019	FOR REVIEW

DATE: 07-11-2019
 SCALE: 1" = 40'
 PROJECT NO. 2820

ELLIS
 SURVEYING SERVICES, L.L.C.
 2805 25th Ave. North Texas City, TX 77590
 Tel: (409) 938-8700 Fax (866) 678-7685
 Texas Firm Reg. No. 100340-00

TOPOGRAPHIC SURVEY
 OF LOT 23, L.A. MURFF SUBDIVISION
 VOL. 215, PG. 413, G.C.D.R.