

**LEGEND * ITEMS THAT MAY APPEAR IN *
DRAWING BELOW**

- M.U.E. = MUNICIPAL UTILITY EASEMENT
- U.E. = UTILITY EASEMENT
- A.E. = AERIAL EASEMENT
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- W.L.E. = WATER LINE EASEMENT
- = NOT TO SCALE

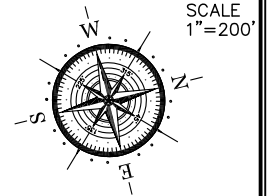
- F.I.R. = FOUND IRON ROD
- F.I.P. = FOUND IRON PIPE
- S.I.R. = SET IRON ROD
- W.P. = WOODEN POST
- M.P. = METAL POST
- C.F.# = CLERK'S FILE NUMBER
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- B.L. = BUILDING LINE
- FND. = FOUND
- BRS = BEARS

- P.A.E. = PERMANENT ACCESS EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- W.S.E. = WATER & SEWER EASEMENT
- E.E. = ELECTRIC EASEMENT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.P. = POWER POLE
- U.T.S. = UNABLE TO SET
- S.F.N.F. = SEARCHED FOR, NOT FOUND

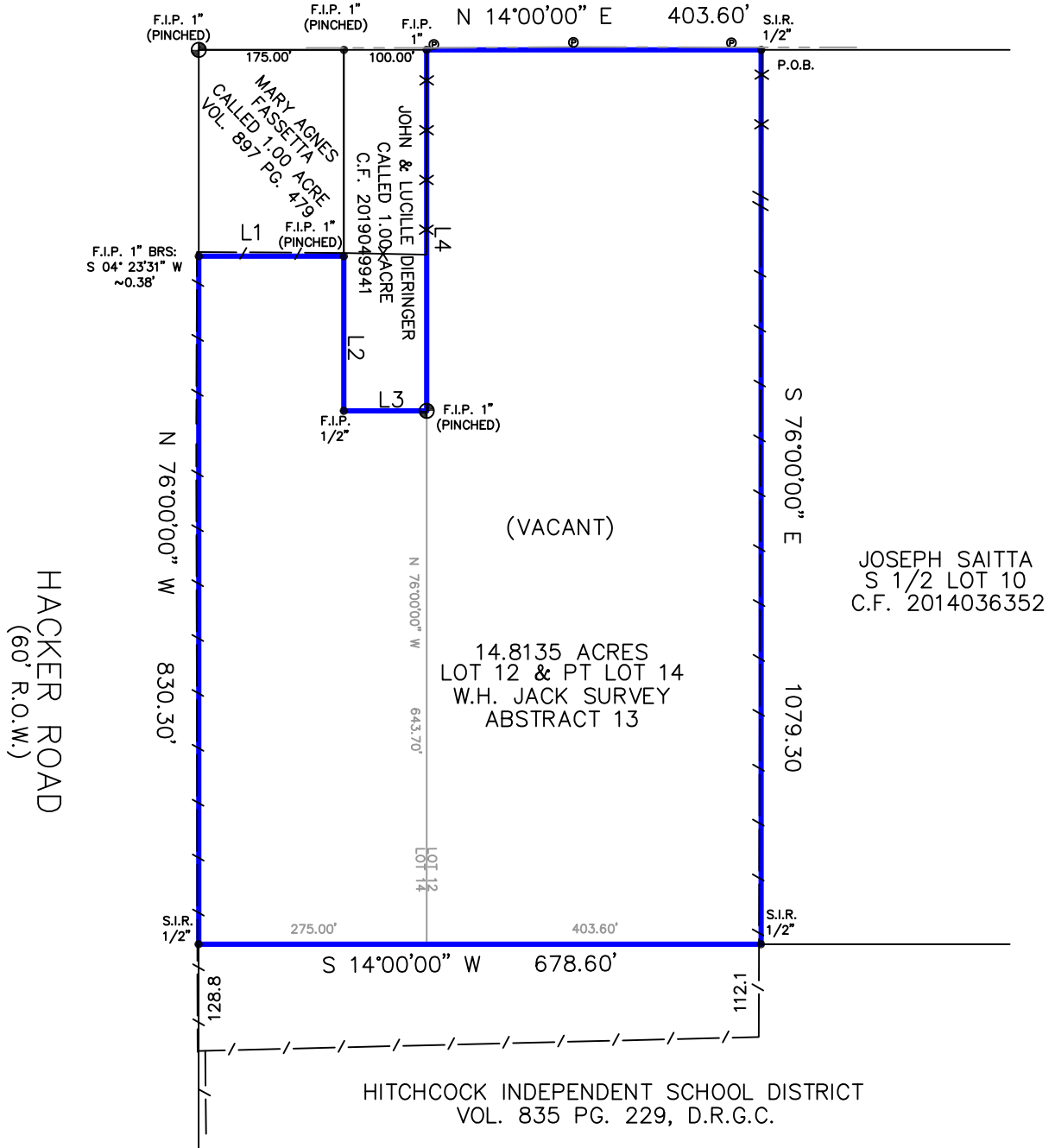
- ⊕ = CONTROL MONUMENT
- = PROPERTY CORNER
- ⊙ = POWER POLE
- = PROPERTY LINE
- = EASEMENT LINE
- = BUILDING SETBACK LINE
- = BUILDING WALL
- = OVERHEAD LINES

- = WOODEN FENCE
- x— = CHAIN LINK FENCE
- ⊙ = METAL FENCE
- /— = WIRE FENCE
- v— = VINYL FENCE

LINE	BEARING	DISTANCE
L1	N 14°00'00" E	175.00'
L2	S 76°00'00" E	186.60'
L3	N 14°00'00" E	100.00'
L4	N 76°00'00" W	435.60'



**7317 2ND STREET
(40' R.O.W.)**



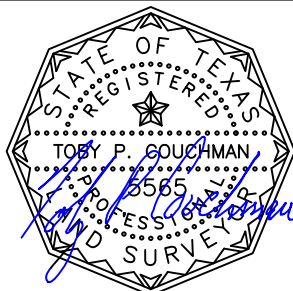
Reviewed & Accepted by: _____ Date _____ / _____ / _____ Date _____

- NOTES:**
- BEARING BASIS: PLAT, V. 119, P. 24
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
 - FENCES DO NOT FOLLOW BOUNDARY LINES. ENCROACHMENTS NOTED ON DRAWING.
 - PAGE 1 OF 2

LEGAL DESCRIPTION
A TRACT OF LAND CONTAINING 14.8135 ACRES BEING ALL OF LOT 12 AND A PORTION OF LOT 14 OF THE L.M. HITCHCOCK SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 119, PAGE 24 OF THE DEED RECORDS OF GALVESTON COUNTY TEXAS, SAID 14.8135 ACRES BEING MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS AS ATTACHED

BECKY BUYER

ADDRESS 7317 2ND STREET



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION.

JOB # 2208573
DATE 09/12/2022
GF# 2764516-H042

PRO-SURV
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T.B.P.E.L.S. FIRM #10119300
ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION