

LEGEND * ITEMS THAT MAY APPEAR IN *
DRAWING BELOW

A.E. = AERIAL EASEMENT
 B.L. = BUILDING LINE
 BRS = BEARS
 C.F.# = CLERK'S FILE NUMBER
 D.E. = DRAINAGE EASEMENT
 E.E. = ELECTRIC EASEMENT
 F.I.P. = FOUND IRON PIPE
 F.I.R. = FOUND IRON ROD
 FND. = FOUND
 M.P. = METAL POST
 M.U.E. = MUNICIPAL UTILITY EASEMENT
 P.A.E. = PERMANENT ACCESS EASEMENT
 P.C. = POINT OF CURVATURE
 P.C.C. = POINT OF COMPOUND CURVATURE
 P.E. = POOL EQUIPMENT
 P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 P.P. = POWER POLE

P.E. = POOL EQUIPMENT
 P.R.C. = POINT OF REVERSE CURVATURE
 P.T. = POINT OF TANGENCY
 P.U.E. = PUBLIC UTILITY EASEMENT
 S.I.R. = SET IRON ROD
 S.S.E. = SANITARY SEWER EASEMENT
 STM.S.E. = STORM SEWER EASEMENT
 U.T.S. = UNABLE TO SET
 U.E. = UTILITY EASEMENT
 W.L.E. = WATER LINE EASEMENT
 W.P. = WOODEN POST
 W.S.E. = WATER & SEWER EASEMENT

--- = NOT TO SCALE

⊙ = GUY ANCHOR

Ⓟ = POWER POLE

Ⓢ = SERVICE DROP

S.F.N.F. = SEARCH FOR NOT FOUND

⊕ = CONTROL MONUMENT

● = PROPERTY CORNER

— = PROPERTY LINE

— = EASEMENT LINE

— = BUILDING SETBACK LINE

— = BUILDING WALL

—//— = WOODEN FENCE

—X—X— = CHAIN LINK FENCE

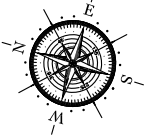
—O—O— = METAL FENCE

—/—/— = WIRE FENCE

—V—V— = VINYL FENCE

—- - - - = OVERHEAD ELECTRIC POWER LINE

SCALE
1"=10'



F.I.R. 1/2" 52ND STREET (80' R.O.W.)
C.F.# 2018071877

F.I.R. 1/2" BRS. S 61°20'08" W 0.43'
C.F.# 2023033586
C.F.# 2021091910

FEDERICO CARREON
LOTS 3 & 4
C.F. 2007066927

U.T.S. (NO ACCESS)

S 16°43'00" E 37.00'

(FND) 4" WP BRS. S 42°53' W - 0.7'

225.00'

25.00'

25.00'

50.00'

25.00'

5.3

F.I.R. 1/2" (WITH CAP)

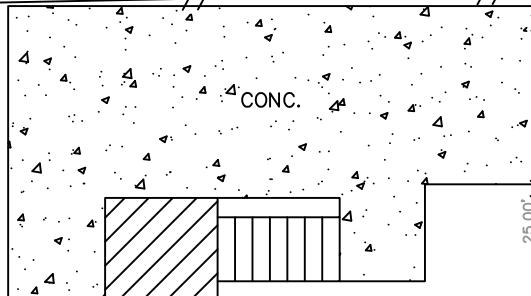
N 16°43'00" W 37.00'

F.I.R. 1/2" (WITH CAP)

20.00'

1112 53RD STREET
(80' R.O.W.)

S 37 FT OF THE SOUTH 1/2 OF LOTS 1 & 2 BLOCK 20

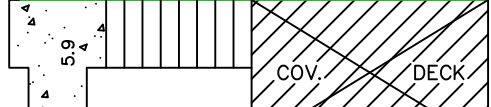


24.2

AC

LOT 2 LOT 1

TWO STORY FRAME ON PIERS



24.2

5.9

JOSE ALBERTO PINA
LOTS 22 & 23
C.F. 2021091910

20' ALLEY

LOT 24

Accepted by: _____ Date _____ / _____ / _____ Date _____

NOTES:
 - BEARING BASIS: V-16/P-77
 - 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 PROPERTY LINES. NO ACCESS TO ADJOINING PROPERTIES TO CHECK FOR POSSIBLE ENCROACHMENTS
 - COVERED AREA ENCROACHES OVER THE FRONT PROPERTY LINE AS SHOWN

LEGAL DESCRIPTION

THE SOUTH 37 FEET OF THE SOUTH 1/2 OF LOTS ONE (1) AND TWO (2), IN BLOCK TWENTY (20) OF DENVER RESURVEY, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 91, PAGE 196 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS.

NESTING GROUNDS LLC

ADDRESS

1112 53RD STREET



JOB # 2307438

DATE 8-4-23

GF# GV2398771

PRO-SURV

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ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

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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.