



TITLE COMPANY:
 **CHICAGO TITLE**

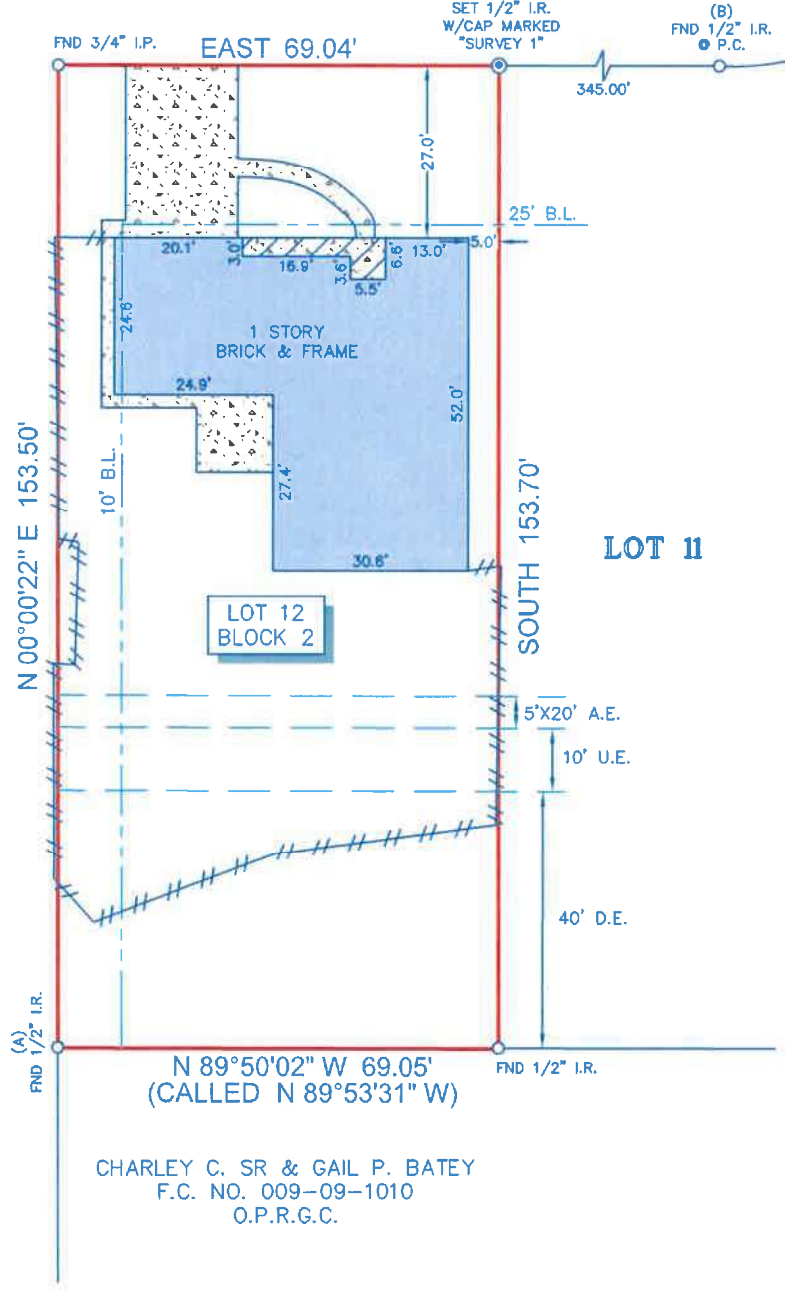
G.F. #: CTH-FRW-CTT22761246SCM ISSUE DATE: JULY 20, 2022



COTTONWOOD CIRCLE
(60' R.O.W.)



DIXON DRIVE
(PLATTED AS HUGHES ROAD)
(50' R.O.W.)

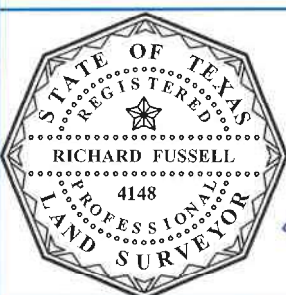


- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 - SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JULY 20, 2022 UNDER G.F. NO. CTH-FRW-CTT22761246SCM.
 - AN UNLOCATED PIPELINE EASEMENT TO HOUSTON PIPELINE CO. AS RECORDED UNDER VOL. 547 PG. 372 (DOES NOT APPLY TO SUBJECT PROPERTY).

LEGEND

	CONCRETE		FENCE
	COVERED AREA		WOOD
	B.L. = BUILDING LINE		
	U.E. = UTILITY EASEMENT		
	A.E. = AERIAL EASEMENT		
	D.E. = DRAINAGE EASEMENT		

LEGAL DESCRIPTION: LOT 12, IN BLOCK 2, OF OAK LAND ADDITION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 88, AND IN VOLUME 2, PAGE 81, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.



SURVEYORS CERTIFICATE:
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON AUGUST 04, 2022 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard FusSELL
 RICHARD FUSSELL
 RPLS # 4148

CLIENT: GENE HUTSON		FIELD CREW: JJ RK
ADDRESS: 5200 COTTONWOOD CIRCLE www.survey1inc.com survey1@survey1inc.com		TECH: RK
 Survey 1, Inc. Your Land Survey Company		DRAFTER: JC EF
Firm Registration No. 100758-00		DATE: 08-08-2022
P.O. Box 2543 Alvin, TX 77512 (281)393-1382		JOB#: 8-115169-22