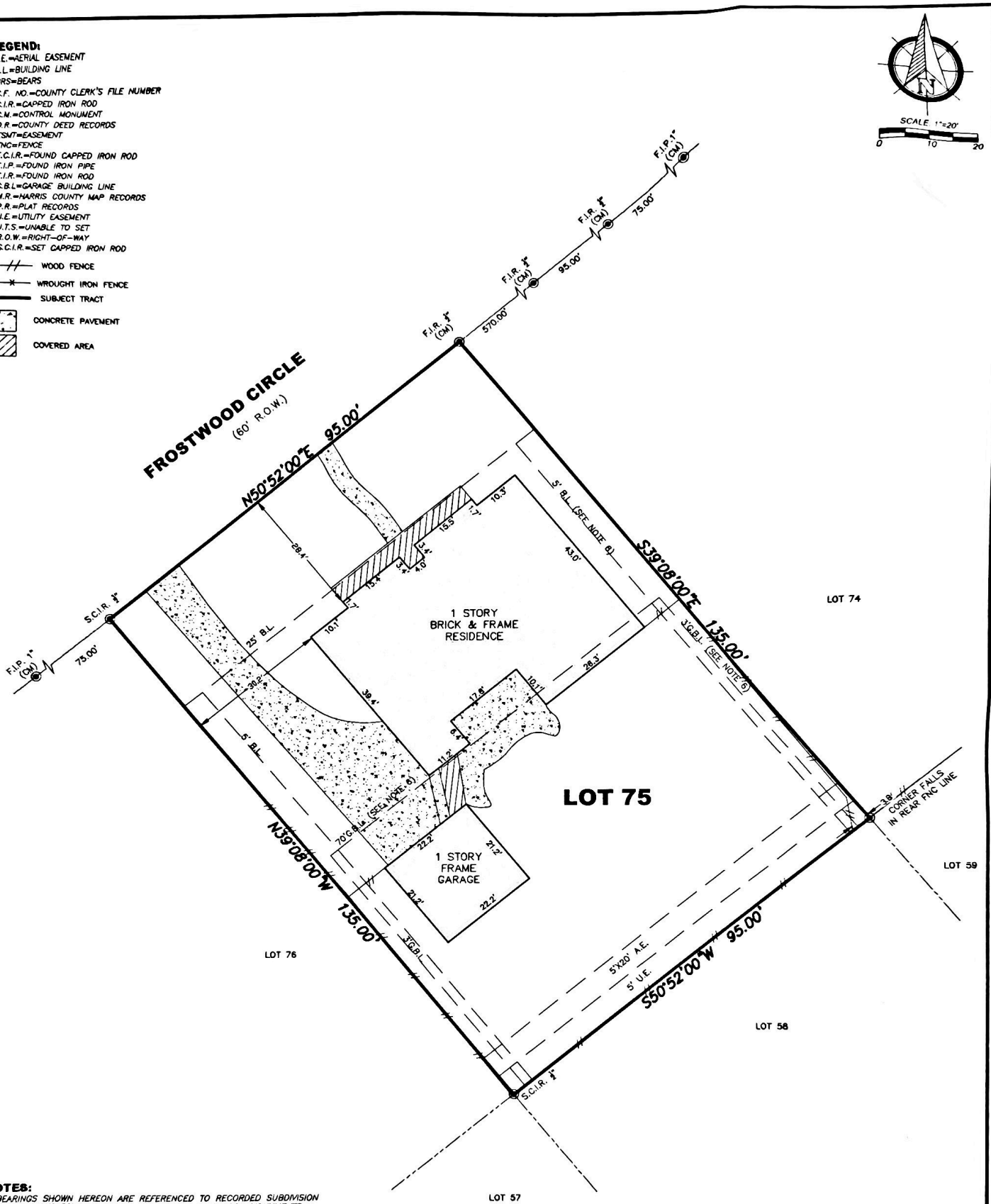
LEGEND:

A.E.=AERIAL EASEMENT
B.L.=BUILDING LINE
BRS=BEARS
C.F. NO.=COUNTY CLERK'S FILE NUMBER
C.I.R.=CAPPED IRON ROD
C.M.=CONTROL MONUMENT
D.R.=COUNTY DEED RECORDS
ESMT=EASEMENT
FNC=FENCE
F.C.I.R.=FOUND CAPPED IRON ROD
F.I.P.=FOUND IRON PIPE
F.I.R.=FOUND IRON ROD
G.B.L.=GARAGE BUILDING LINE
M.R.=HARRIS COUNTY MAP RECORDS
P.R.=PLAT RECORDS
U.E.=UTILITY EASEMENT
U.T.S.=UNABLE TO SET
R.O.W.=RIGHT-OF-WAY
S.C.I.R.=SET CAPPED IRON ROD

WOOD FENCE
WROUGHT IRON FENCE
SUBJECT TRACT
CONCRETE PAVEMENT
COVERED AREA



NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO RECORDED SUBDIVISION PLAT OF SUBJECT TRACT AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY TEXAN TITLE INSURANCE COMPANY, G.F. NO.LC2184981, EFFECTIVE DATE OF POLICY JUNE 13, 2021 WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
3. ALL ABSTRACTING PERFORMED BY TITLE COMPANY
4. LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT AFOREMENTIONED IN NOTE 2.
5. SURVEY BASED ON THE BEST OF FIELD EVIDENCE FOUND.
6. BUILDING SET-BACK LINE 5 FEET IN WIDTH ALONG THE SIDE LOT LINE(S), EXCEPT FOR WHERE A DETACHED GARAGE IS LOCATED 3 FEET FROM THE FRONT PROPERTY LINE, IT MAY BE NO NEARER THAN 70 FEET, AS SET FORTH BY INSTRUMENT(S) FILED FOR RECORDED IN VOLUME 1630, PAGE 677 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS

FLOOD PLAIN INFO:

THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM
PANEL NO. 48167C0229G
MAP REVISION: 08/15/2019
ZONE: AE
(BASED ONLY ON VISUAL EXAMINATION OF MAPS)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DANIEL VILLA, JR.
REGISTRATION NO. 6751

STATE OF TEXAS
REGISTERED
DANIEL VILLA, JR.
6751
PROFESSIONAL
LAND SURVEYOR

DVJ
CIVIL ENGINEERING
&
LAND SURVEYING
TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194608
5285 HOLLISTER STREET, SUITE 104
HOUSTON, TX 77040
832 519 9910

BOUNDARY SURVEY

OF LOT 75, OF SHERWOOD OAKS, SECTION 2
MAP/PLAT RECORDED IN VOL. 1616 , PG. 13 AND TRANSFERRED TO PLAT RECORD 8, MAP NO. 63 OF G.C.M.R.
2719 FROSTWOOD CIRCLE, DICKINSON, GALVESTON COUNTY, TX 77539

JOB NO.:	K2106-050
DATE:	6/24/2021
FOR:	SOUTH LAND TITLE
GF#:	LC2184981
PURCHASER:	SHANNON A FIELDER