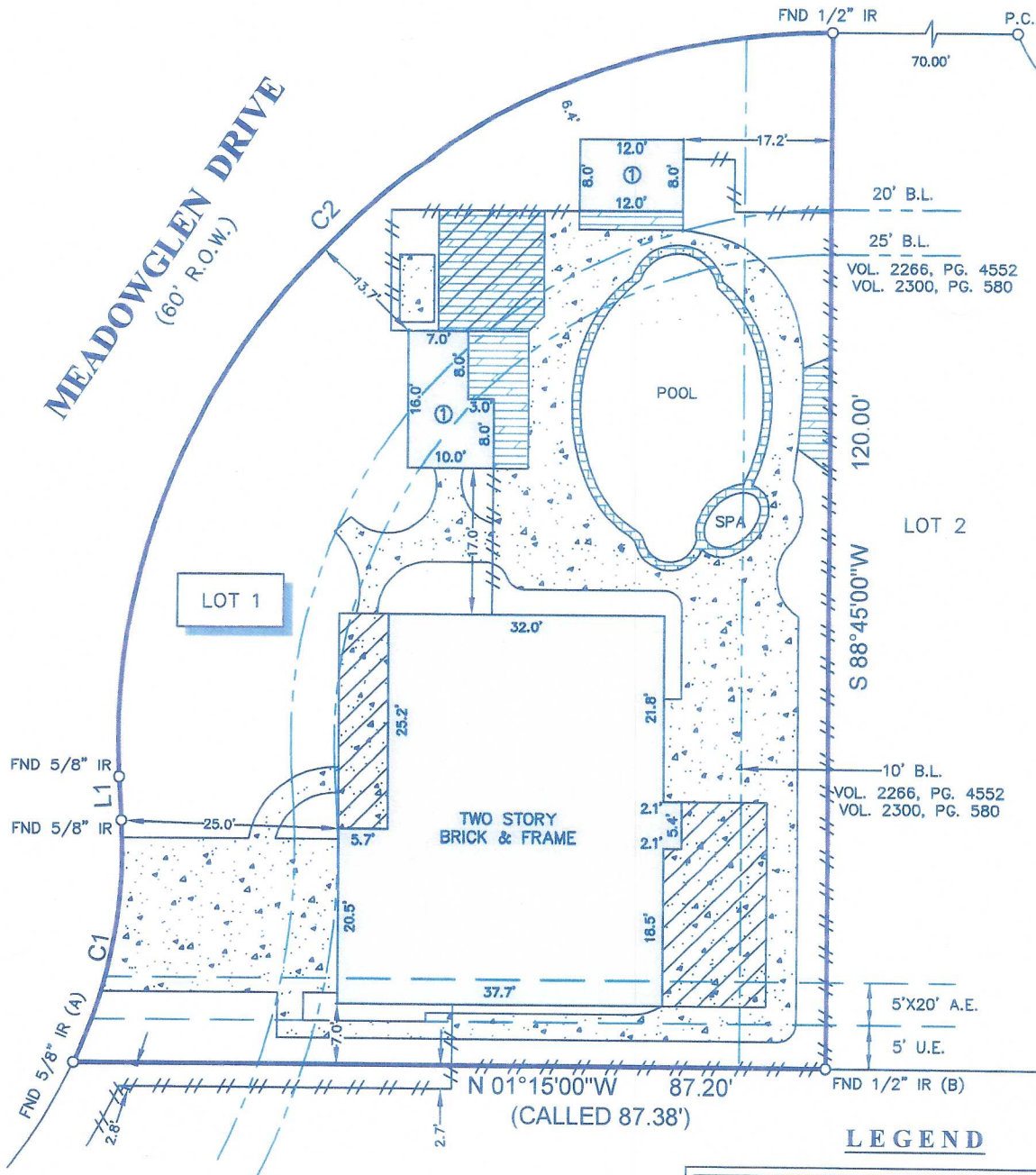


SCALE 1"=20'

MEADOWGLEN DRIVE
(60' R.O.W.)



LEGEND

	FENCE		U.E. = UTILITY EASEMENT
	WOOD		A.E. = AERIAL EASEMENT
	CONCRETE		B.L. = BUILDING LINE
	COVERED CONCRETE		WOOD DECK
	COVERED WOOD DECK		BRICK
	① FRAME SHED ON BLOCKS		4" WOOD POST

LINE	BEARING	DISTANCE
L1	N 85°39'00" E	5.09'
(CALLED N 85°59'00" E)		

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	60.00'	29.03'	S 80°29'24" E	28.75'
C2	82.23'	133.62'	S 47°48'00" E	119.39'

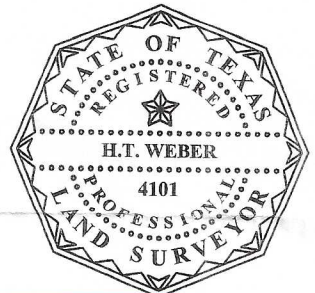
NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO PLANTATION ESTATES, SECTION 2, A SUBDIVISION PLAT RECORDED IN VOLUME 15, PAGE 2B, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL POSITION.
- SUBJECT TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "C" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR GALVESTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 4815690010A, DATED FEBRUARY 16, 1983.
- ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND SURVEY" PERFORMED ON MAY 14, 2009.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PERFORMED BY CHICAGO TITLE INSURANCE COMPANY, GF No. 484403, ISSUED ON MAY 13, 2009. SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY TITLE INFORMATION.
- RESTRICTIVE COVENANTS AS RECORDED IN VOL. 15, PG. 2B O.C.C.G.C., VOL. 2266, PG. 452 & VOL. 2300, PG. 580 D.R.
- AN UNLOCATED PIPELINE EASEMENT TO STANLIND PIPE LINE CO. AS RECORDED IN VOL. 487, PG. 581 & VOL. 1566, PG. 300 O.C.C.G.C. (DOES NOT VISIBLY AFFECT SUBJECT PROPERTY)
- AN UNLOCATED PIPELINE EASEMENT TO PAN AMERICAN PIPE LINE CO. AS RECORDED IN VOL. 551, PG. 23 O.R. (DOES NOT VISIBLY AFFECT SUBJECT PROPERTY)
- A RIGHT-OF-WAY EASEMENT TO GALVESTON COUNTY AS RECORDED IN VOL. 121, PG. 4 O.R.
- THERE ARE NO NATURAL DRAINAGE COURSES ON THIS PROPERTY.
- THERE ARE NO AERIAL EASEMENT ENCROACHMENTS.
- THIS SURVEY IS CERTIFIED TO CHICAGO TITLE INSURANCE COMPANY, FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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 MAY 14, 2009 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

H.T. Weber
H.T. WEBER
RPLS# 4101



CLIENT: MARIE G. MAGYAR

ADDRESS: 4308 MEADOWGLEN DRIVE

PROJECT:

A LAND TITLE SURVEY OF LOT 1, OF AMENDED PLAT OF PLANTATION ESTATES, SECTION 2, A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 2B, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.



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(281)393-1382 • Fax(281)393-1383

PARTY CHIEF	LB	JOB#	
SURVEY TECH	LB		5-6501-09
DRAFTER	RC	DATE	15-MAY-09