

**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.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
- S.F.N.F. = SEARCHED FOR, NOT FOUND

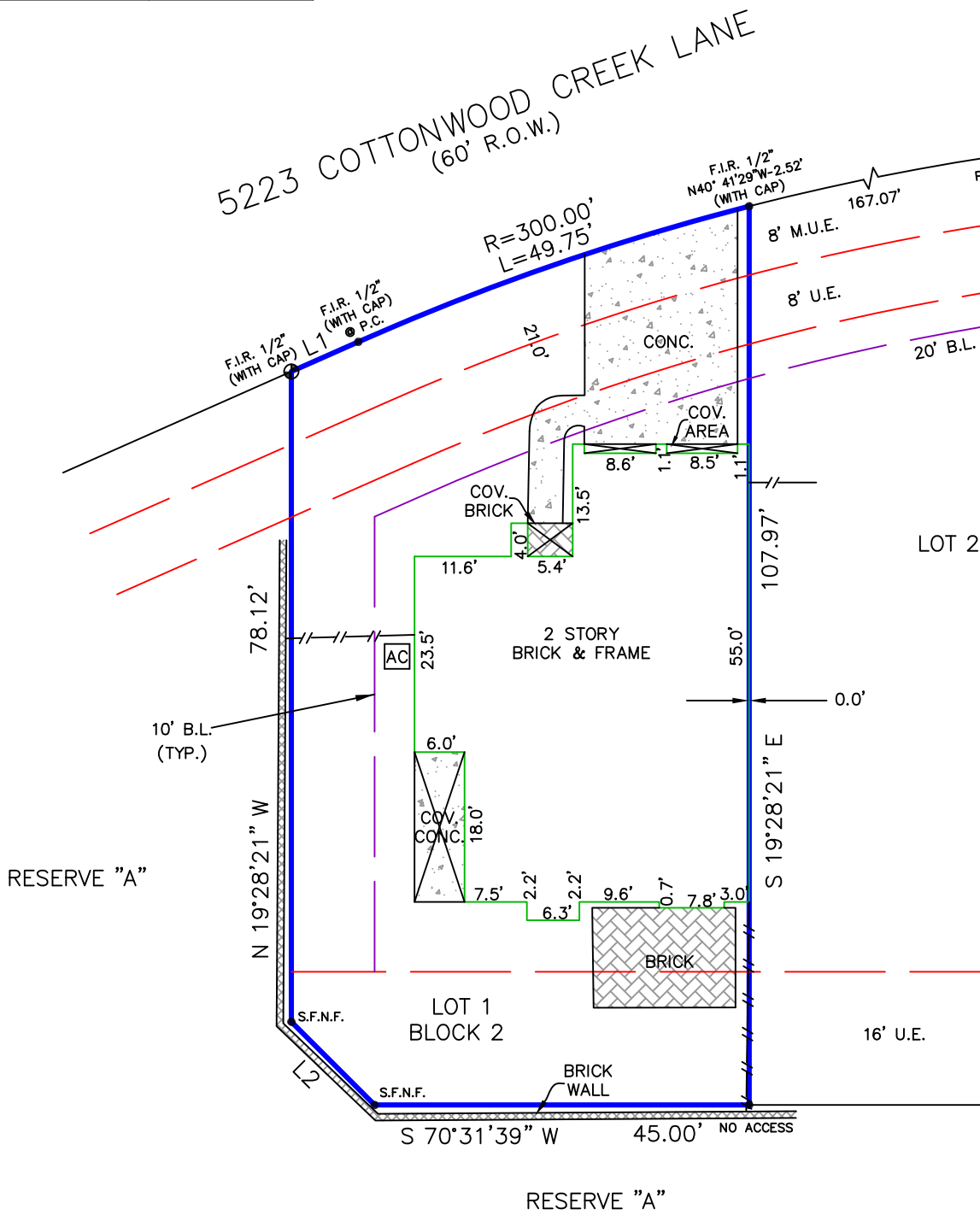
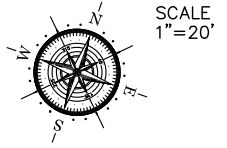
--- NOT TO SCALE

- ⊙ = GUY ANCHOR
- ⊕ = POWER POLE
- ⊖ = SERVICE DROP

- ⊕ = CONTROL MONUMENT
- = PROPERTY CORNER
- = PROPERTY LINE
- = EASEMENT LINE
- = BUILDING SETBACK LINE
- = BUILDING WALL

- // — = WOODEN FENCE
- X — = CHAIN LINK FENCE
- O — = METAL FENCE
- / — = WIRE FENCE
- V — = VINYL FENCE
- — — = OVERHEAD ELECTRIC POWER LINE

LINE	BEARING	DISTANCE
L1	N 46°38'48" E	8.80'
L2	N 64°28'21" W	14.14'



**BRITTANY BAY BOULEVARD**  
(100' R.O.W.)

Reviewed & Accepted by: \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

**NOTES:**  
 - BEARING BASIS: PLAT  
 - 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  
 - AGREEMENT FOR UNDERGROUND ELECTRICAL SERVICE WITH CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, AS RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NO. 2005070654  
 - A PIPE LINE RIGHT OF WAY EASEMENT GRANTED TO GUSSIE WALKER BUTE, AS RECORDED IN VOLUME 1487, PAGE 300 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS (DOES NOT VISIBLY AFFECT SUBJECT)  
 - PIPELINE RIGHT-OF-WAY GRANTED TO COMMUNITY PUBLIC SERVICE COMPANY, AS RECORDED IN VOLUME 1755, PAGE 536 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS (DOES NOT VISIBLY AFFECT SUBJECT)  
 - PIPELINE RIGHT-OF-WAY GRANTED TO EXXON PIPELINE COMPANY AS RECORDED IN VOLUME 1199, PAGE 417, AND AMENDED IN VOLUME 3269, PAGE 881 AND VOLUME 3328, PAGE 23 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS (DOES NOT VISIBLY AFFECT SUBJECT)

**LEGAL DESCRIPTION**  
 LOT ONE (1), IN BLOCK TWO (2), OF MAGNOLIA CREEK SECTION SIX (6), A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 1190 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

<b>CODY JAMES MCKENZIE JAMES</b>	<b>ADDRESS</b> 5223 COTTONWOOD CREEK LANE
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	JOB # 2212263 DATE 01-03-2023 GF# 2721022-09951
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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.