

**LEGEND** - ITEMS THAT MAY APPEAR IN A DRAWING BELOW

A.E. = AERIAL EASEMENT  
 B.L. = BUILDING LINE  
 BRS = BRACKS  
 C.F. # = CLERK'S FILE NUMBER  
 D.E. = DRAINAGE EASEMENT  
 E.L. = ELECTRIC EASEMENT  
 F.I.R. = FORMED IRON PIPE  
 F.P.D. = FOUND IRON ROD  
 F.N.D. = FOUND

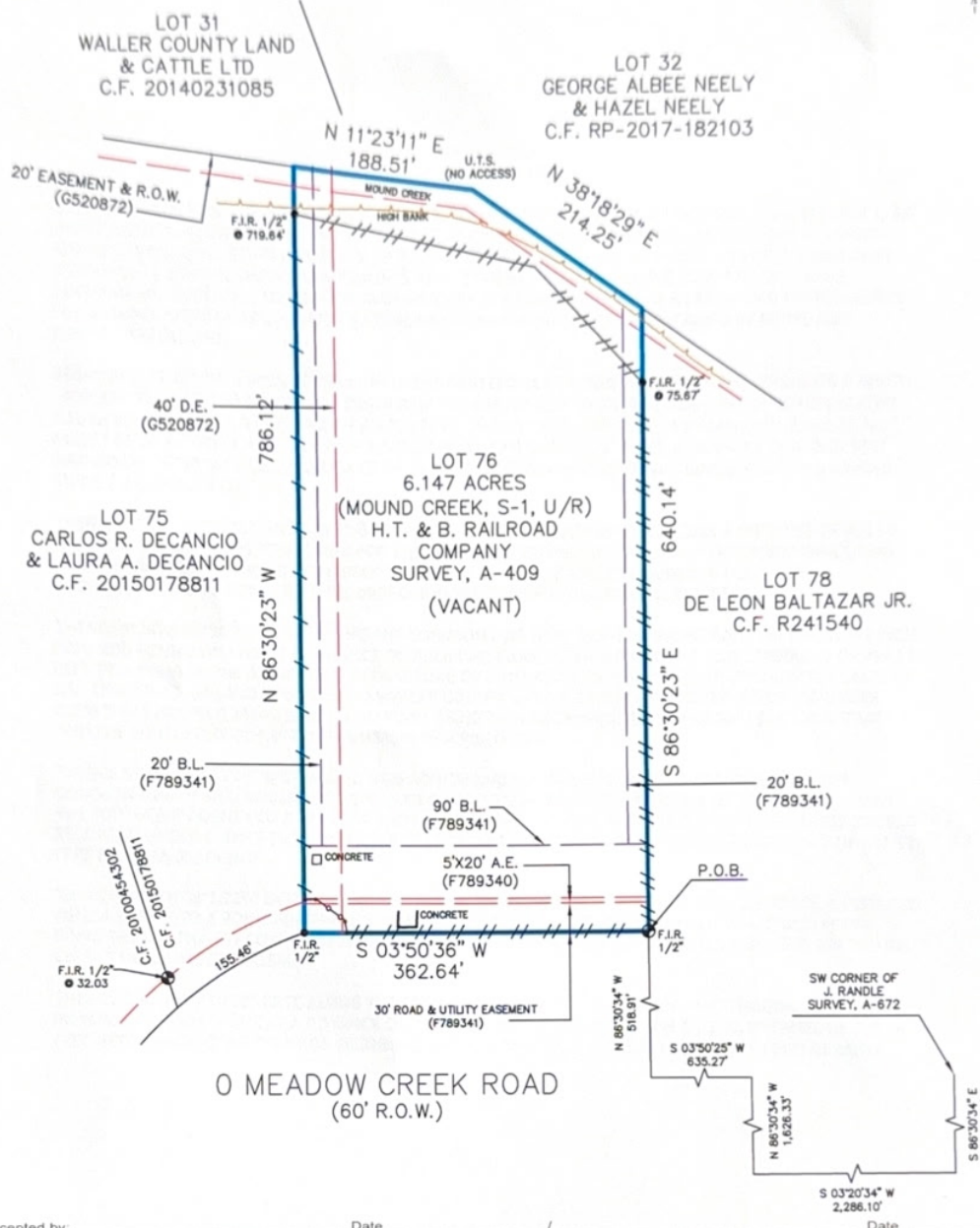
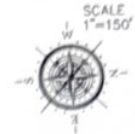
M.P. = METAL POST  
 M.U.E. = MUNICIPAL UTILITY EASEMENT  
 P.A.E. = PERMANENT ACCESS EASEMENT  
 P.C. = POINT OF CURVATURE  
 P.C.C. = POINT OF COMPOUND CURVATURE  
 P.E. = POOL EQUIPMENT  
 P.O.C. = POINT OF COMMENCING  
 P.P. = POWER POLE

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  
 T.S.E. = TYPING SEWER EASEMENT  
 U.T.R. = UNABLE TO SET  
 U.L. = UTILITY EASEMENT  
 W.L.E. = WATER LINE EASEMENT  
 W.P. = WOODEN POST  
 W.S.E. = WATER & SEWER EASEMENT

--- = NOT TO SCALE  
 (A) = GUY ANCHOR  
 (B) = POWER POLE  
 (C) = SERVICE DROP  
 S.F.N.F. = SEARCH FOR NOT FOUND

(D) = CONTROL MONUMENT  
 (E) = PROPERTY CORNER  
 --- = EASEMENT LINE  
 --- = BUILDING SETBACK LINE  
 --- = BUILDING WALL

--- = WOODEN FENCE  
 --- = CHAIN LINK FENCE  
 --- = METAL FENCE  
 --- = WIRE FENCE  
 --- = VINYL FENCE  
 --- = OVERHEAD ELECTRIC POWER LINE



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  
 - TERMS, CONDITIONS AND PROVISIONS OF DRAINAGE EASEMENTS AS RECORDED IN C.F. NOS. G506595, G576574 AND G864168 (DO NOT VISIBLY AFFECT SUBJECT PROPERTY)

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**LEGAL DESCRIPTION**  
 A 6.147 ACRE (267,747 SQ. FOOT) TRACT OF LAND, BEING KNOWN AS LOT 76 OF MOUND CREEK, SECTION 1, AN UNRECORDED SUBDIVISION OUT OF THE H. T. & B. RAILROAD COMPANY SURVEY, ABSTRACT 409, IN HARRIS COUNTY, TEXAS, AND BEING A PORTION OF THE LAND DESCRIBED IN A DEED FROM ANNE WOODHULL COCHRAN, INDIVIDUALLY AND AS INDEPENDENT EXECUTRIX OF THE ESTATE OF WILLIAM S. COCHRAN, JR., DECEASED, TO THE COCHRAN BROTHER GENERAL PARTNERSHIP, SAID 6.147 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED

**OWNER:** JON EASTON DUNCAN  
**ADDRESS:** 0 MEADOW CREEK ROAD

**JOB #** 2403094  
**DATE** 03-14-24  
**GF#** 24000843



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.

**PRO-SURV**  
 SURVEYING & MAPPING

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 T.B.P.E.L.S. FIRM #2011-1300  
 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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