

LEGEND

ITEMS THAT MAY APPEAR IN A 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
R.O.W. = RIGHT OF WAY
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

NOT TO SCALE

GUY ANCHOR

POWER POLE

SERVICE DROP

S.F.N.F. = SEARCH FOR NOT FOUND

CONTROL MONUMENT

PROPERTY CORNER

PROPERTY LINE

EASEMENT LINE

BUILDING SETBACK LINE

BUILDING WALL

WOODEN FENCE

CHAIN LINK FENCE

METAL FENCE

WIRE FENCE

VINYL FENCE

OVERHEAD ELECTRIC POWER LINE

BLOCK 24
MONTEBELLO SECTION 4
(L.C.C.F. NO. 2012-007582)

LOT 7 LOT 8 LOT 9

N 86°52'24" E
65.41'

U.T.S. (SUBMERGED)

10' B.L., U.E. & D.E.
(PER PLAT NOTES)
5' x 20' A.E.

5' B.L., U.E. & D.E.
(PER PLAT NOTES)

5' x 20' A.E.

310.00'

LOT 2770 LOT 2771 BLOCK 71 LOT 2772

N 03°07'36" W

1 STORY WOOD FRAME RESIDENCE

CONC. 24.4'

53.3'

13.0'

19.3'

5.0'

11.7'

14.8'

56.9'

25' B.L.

5' x 20' A.E.

15' U.E./D.E.

261.64'

2763.18'

2017 COUNTY ROAD 3550
(RIO VISTA DRIVE, PER PLAT)
(80' 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
- NO AERIAL EASEMENT ENCROACHMENTS

LEGAL DESCRIPTION
LOT 2771, BLOCK 71, OF GRAND SAN JACINTO, SECTION SIX, A SUBDIVISION IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO(S) 2014-014549, OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.

JOSHUA SALCIDO

ADDRESS
2017 COUNTY ROAD 3550

STATE OF TEXAS
REGISTERED SURVEYOR
TOBY PAUL COUCHMAN
#5565

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.

JOB # 2502086
DATE 02-12-2025
GF# AT-0400-72004002500056-AA

PRO-SURV
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