

LEGEND * ITEMS THAT MAY APPEAR IN *
 M.U.E. = MUNICIPAL UTILITY EASEMENT
 U.E. = UTILITY EASEMENT
 A.C. = AERIAL EASEMENT
 D.E. = DRAINAGE EASEMENT
 S.S.E. = SANITARY SEWER EASEMENT
 S.S.E. = STORM SEWER EASEMENT
 W.L.E. = WATER LINE EASEMENT

F.I.R. = FOUND IRON ROD
 F.I.R. = FOUND IRON PIPE
 S.I.R. = SET IRON ROD
 W.P. = WOODEN POST
 M.P. = METAL POST
 C.P. = CLERK'S FILE NUMBER
 P.O.C. = POINT OF BEGINNING
 P.O.C. = POINT OF BEGINNING
 B.L. = BUILDING LINE
 F.N.L. = FOUND
 B.S. = BEARS

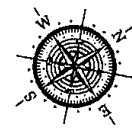
P.A.E. = PERMANENT ACCESS EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 W.S.E. = WATER & SEWER EASEMENT
 E.E. = ELECTRIC EASEMENT
 P.C. = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY
 P.R.C. = POINT OF REVERSE CURVATURE
 P.C.C. = POINT OF COMPOUND CURVATURE
 P.F. = POWER POLE
 S.F.M.F. = SEARCHED FOR, NOT FOUND
 U.T.S. = UNABLE TO SET

⊙ CONTROL MONUMENT
 ——— PROPERTY LINE
 ——— EASEMENT LINE
 ——— BUILDING SETBACK LINE
 ——— BUILDING WALL

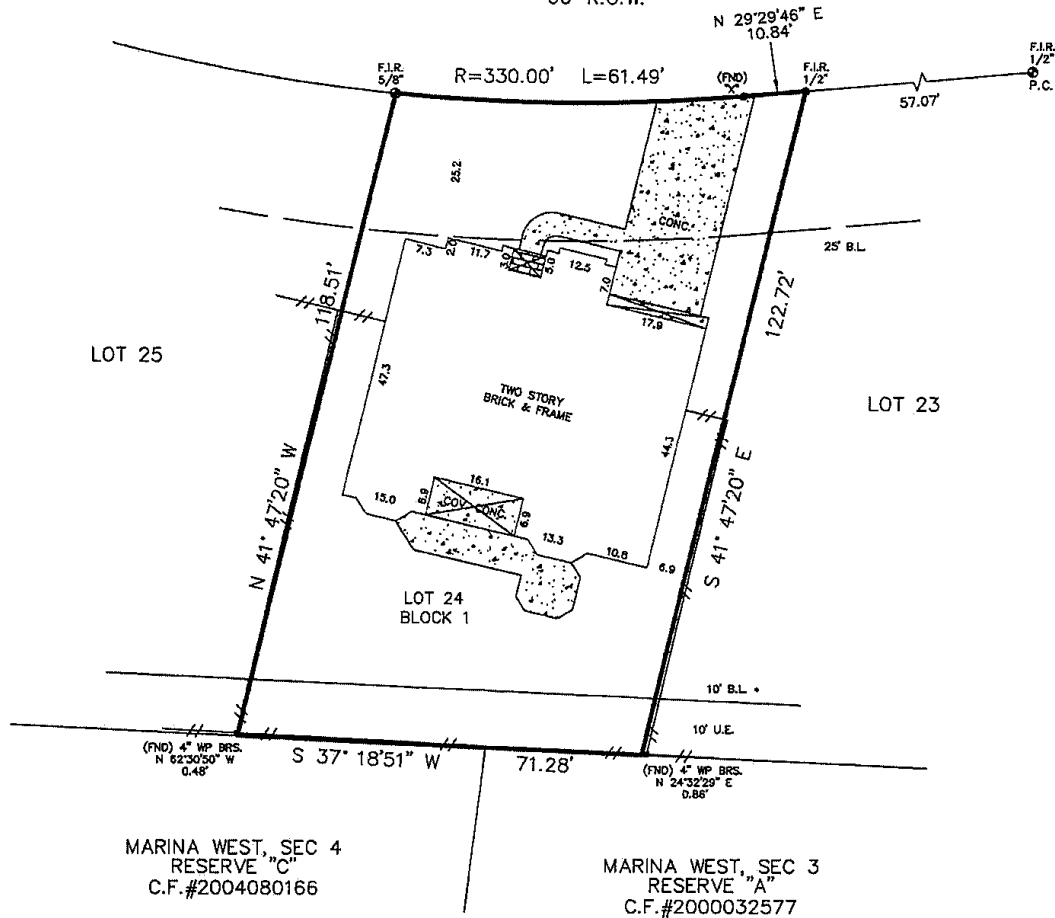
—//— WOODEN FENCE
 —X— CHAIN LINK FENCE
 ⊙ METAL FENCE
 —X— WIRE FENCE
 —V— VINYL FENCE

* G.C.F.C.#012-48-1212

SCALE
 1"=25'



2419 SPOONBILL DRIVE
 60' 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
- PEDESTRIAN ACCESS AND LANDSCAPE EASEMENT, G.C.F.C.#2002000510, DOES NOT AFFECT SUBJECT PROPERTY
- PERPETUAL NON-EXCLUSIVE ACCESS TO MARINE RECREATION EASEMENT AREA, F.C.#015-07-0175 AND AMENDED IN G.C.F.C.#2001051621 & 2006017369
- ACCESS EASEMENT, G.C.F.C.#012-48-1212

LEGAL DESCRIPTION

LOT TWENTY-FOUR (24), IN BLOCK ONE (1), OF MARINA PALMS, SECTION ONE (1), A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 18, PAGE 1151, OF THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

CLIENT

DUSTIN M DEAN

ADDRESS

2419 SPOONBILL DRIVE



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, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

JOB # 1502092

DATE 02/11/2015

GF# 1915749193

PRO-SURV

P.O. BOX 1366, FRIENDSWOOD, TX 77549
 PHONE- 281-996-1113 FAX - 281-996-0112
 EMAIL: orders@prosurv.net

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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