

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

— NOT TO SCALE
⊙ = GUY ANCHOR
⊕ = POWER POLE
⊖ = SERVICE DROP
⊗ = CONTROL MONUMENT
● = PROPERTY CORNER

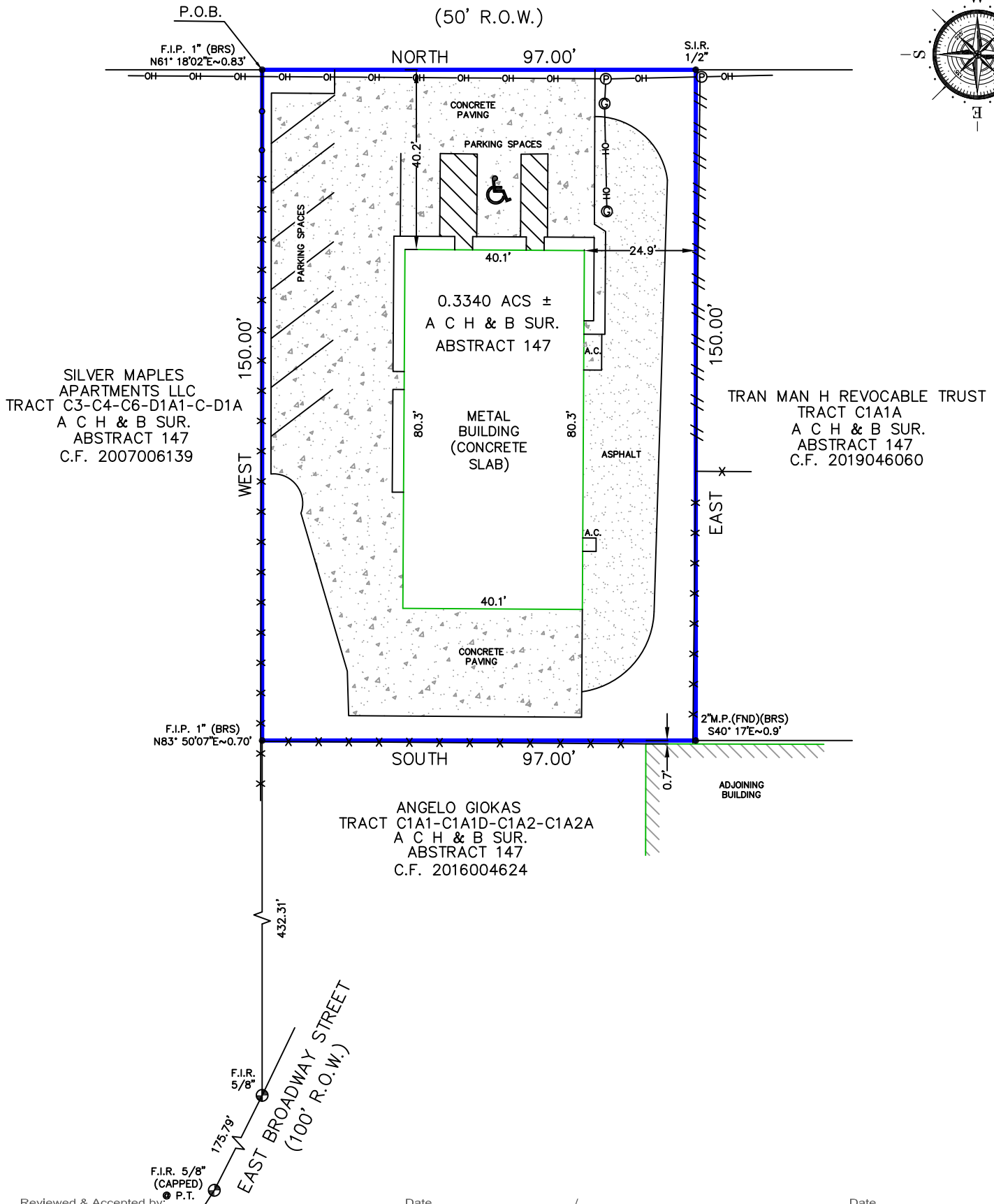
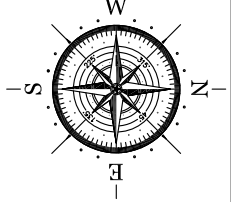
— OH — OH — = OVERHEAD POWERLINES
— — — = PROPERTY LINE
— — — = EASEMENT LINE
— — — = BUILDING SETBACK LINE
— — — = BUILDING WALL

— — — = WOODEN FENCE
— x — = CHAIN LINK FENCE
— ○ — = METAL FENCE
— / — = WIRE FENCE
— v — = VINYL FENCE (HARDPLANK WALL)

♿ = HANDICAP PARKING

2403 SOUTH GALVESTON AVENUE
(50' R.O.W.)

SCALE
1"=30'



Reviewed & Accepted by: _____ Date _____ / _____ / _____ Date _____

NOTES:
— BEARING BASIS: C.F. 2007068259
— 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
— PAGE 1 OF 2

LEGAL DESCRIPTION

A 0.3340 ACRE (14,550 SQ. FOOT) TRACT OF LAND, MORE OR LESS, SITUATED IN TRACT C-1 PF A SUBDIVISION OF SECTION 1 OF THE A.C.H. & B. SURVEY, ABSTRACT 147, BRAZORIA COUNTY, TEXAS, AND BEING A PART OF THE FRANK E. NELSON TRACT AS DESCRIBED IN VOLUME 398, PAGE 227, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 0.3340 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED:

MY FAMILY, LLC, SERIES 0

ADDRESS

2403 SOUTH GALVESTON AVENUE



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 # 2304056

DATE 4-10-2023

GF# FTH-08-FAH23002995-SMP

PRO-SURV

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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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