

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

M.U.E. = MUNICIPAL UTILITY EASEMENT  
 U.E. = UTILITY EASEMENT  
 A.E. = AERIAL EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 S.E.E. = SANITARY SEWER EASEMENT  
 S.W.E. = STORM SEWER EASEMENT  
 W.L.E. = WATER LINE EASEMENT  
 - - - = NOT TO SCALE

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

P.A.E. = PERMANENT ACCESS EASEMENT  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 W.E. = WATER & SEWER EASEMENT  
 E.E. = EJECTING 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.P. = POWER POLE  
 U.T.S. = UNABLE TO SET  
 S.F.A.P. = SEARCHED FOR, NOT FOUND

⊙ = CONTROL MONUMENT  
 ● = PROPERTY CORNER  
 — = PROPERTY LINE  
 — = EASEMENT LINE  
 — = BUILDING SETBACK LINE  
 — = BUILDING WALL

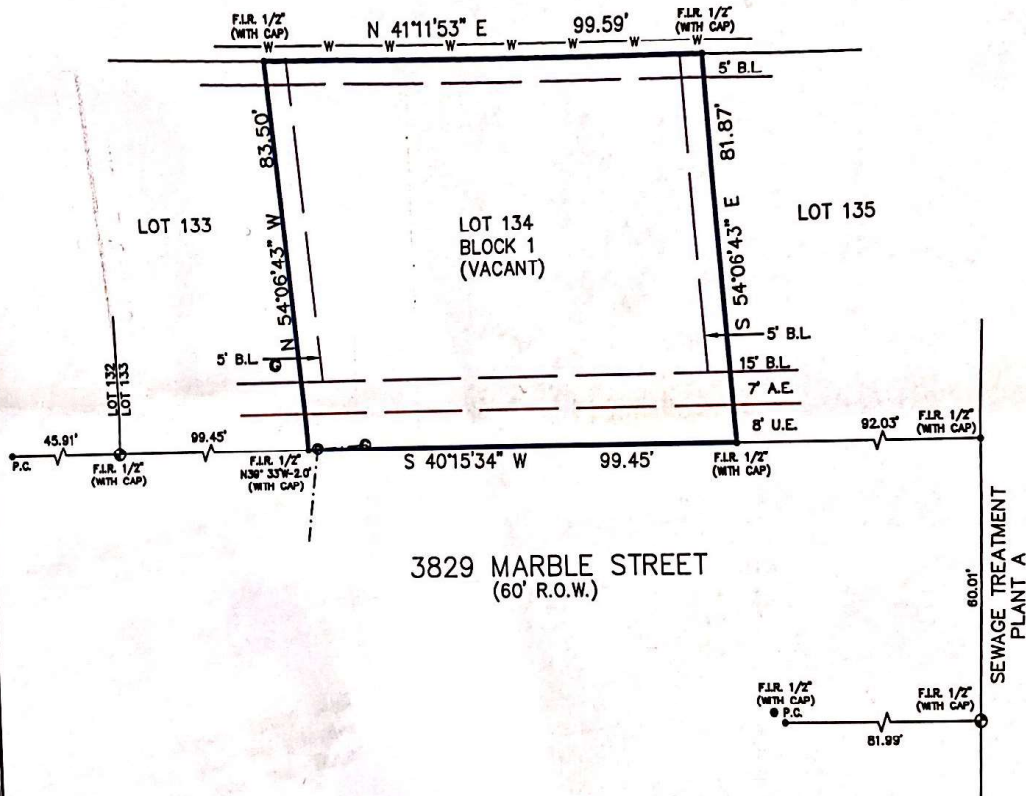
— = WOODEN FENCE  
 — = CHAIN LINK FENCE  
 — = METAL FENCE  
 — = WIRE FENCE  
 — = OVERHEAD ELECTRIC

⊙ = GUY ANCHOR ⊙ = POWER POLE

SCALE  
 1"=30'



FELTON THAD CLINT  
 VAN NOSTRAND SUR.  
 ABSTRACT 203  
 C.F. 9608671



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  
 - RIGHT-OF-WAY ESMT. GRANTED TO BOLLMAN PENINSULA WATER SUPPLY CORPORATION RECORDED VOL. 2025 PG. 728, VOL. 2025 PG. 728 & VOL. 2025 PG. 730 G.C.D.R. (DOES NOT AFFECT SUBJECT LOT)  
 - FENCES DO NOT FOLLOW PROPERTY LINES. NO ACCESS TO ADJOINING PROPERTIES TO CHECK FOR POSSIBLE ENCROACHMENTS

**LEGAL DESCRIPTION**

LOT ONE HUNDRED THIRTY-FOUR (134), IN BLOCK ONE (1), OF THE BISCAIYNE, SECTION 3, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT RECORD 2005A, MAP NUMBER 193 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

TEXAS RE INVESTMENTS LLC

**ADDRESS**

3829 MARBLE STREET



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 ENGINEERS AND LAND SURVEYORS.

JOB # 2112425

DATE 12-29-2021

CF# 3080921-06264

**PRO-SURV**

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 T.B.P.E.L.S. FIRM #10119300

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GUARANTEED TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

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