



LEGEND

- | | |
|----------------------------------|-------------------------|
| ○ 1/2" ROD FOUND | □ FENCE POST FOR CORNER |
| ⊗ 1/2" ROD SET | CM CONTROLLING MONUMENT |
| ○ 1/2" PIPE FOUND | AC AIR CONDITIONER |
| ⊗ "X" FOUND/SET | PE POOL EQUIPMENT |
| ⊕ POINT FOR CORNER | ● POWER POLE |
| ⊗ 5/8" ROD FOUND | △ OVERHEAD ELECTRIC |
| T TRANSFORMER PAD | — — IRON FENCE |
| ■ COLUMN | —X— BARBED WIRE |
| ▲ UNDERGROUND ELECTRIC | — — EDGE OF ASPHALT |
| —OHP— OVERHEAD ELECTRIC POWER | — — EDGE OF GRAVEL |
| —OES— OVERHEAD ELECTRIC SERVICE | — — STONE |
| ○ CHAIN LINK | — — CONCRETE |
| — — WOOD FENCE 0.5' WIDE TYPICAL | — — COVERED AREA |
| — — DOUBLE SIDED WOOD FENCE | — — BRICK |

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN INSTRUMENT NOS: 2016009490, 2016048736

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48167C0315G, this property does lie in Zone VE and DOES lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Capital Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
Date: _____
Purchaser
Purchaser

Drawn By: MARIA

Scale: 1" = 20'

Date: 04/22/2024

GF NO.: 24-792348-CY

Job No. 2405858



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927 Magnolia lane

Being a tract of land situated in the Abraham Van Nordstand Survey, Abstract No. 203, Galveston County, Texas, same being that tract of land conveyed to Jerry W. Stephenson and Paula Stephenson, by deed recorded in Instrument No. 2015070471, Official Public Records of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found for corner, said corner being the West corner of that tract of land conveyed to Lazy Boys Investments LLC, a Texas limited liability company, by deed recorded in Instrument No. 2023040541, Official Public Records of Galveston County, Texas, and lying along the Northeast line of that tract of land conveyed to Scruggs Real Estate, LLC, a Texas series limited liability company, by deed recorded in Instrument No. 2023059735, Official Public Records of Galveston County, Texas;

THENCE North 32 degrees 12 minutes 34 seconds West, along said Northeast line of Scruggs Real Estate tract, a distance of 100.00 feet to a point for corner, said corner being the South corner of that tract of land conveyed to TXBeachVacation, LLC, by deed recorded in Instrument No. 2022026788, Official Public Records of Galveston County, Texas, from which a 5/8 inch iron rod found on-line bears in a Northeasterly direction, at a distance of 0.64 feet for reference;

THENCE North 58 degrees 16 minutes 11 seconds East, along the Southeast line of said TXBeachVacation tract, a distance of 100.00 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of that tract of aforesaid TXBeachVacation tract, and lying along the Southwest line of Magnolia Lane (50 foot right-of-way);

THENCE South 32 degrees 12 minutes 34 seconds East, along said Southwest line of Magnolia Lane, a distance of 100.00 feet to a 1/2 inch iron pipe found for corner, said corner being the North corner of aforementioned Lazy Boys Investments tract, from which a 1/2 inch iron pipe found bears South 32 degrees 12 minutes 34 seconds East, a distance of 75.44 feet, at the Northeast line of that tract of land conveyed to Lakeview Property Developments, LLC, by deed recorded in Instrument No. 2022071005, Official Public Records of Galveston County, Texas;

THENCE South 58 degrees 16 minutes 11 seconds West, along the Northwest line of said Lazy Boys Investments tract, a distance of 100.00 feet to the POINT OF BEGINNING and containing 10,000 square feet or 0.23 acres of land.

