

*CITY ORDINANCES
**RESTRICTIVE COVENANTS
***BUILDER GUIDELINES
WIRE FENCE
CHAIN LINK FENCE
IRON FENCE
WOOD FENCE

BL = BUILDING LINE
PL = PROPERTY LINE
MH = MANHOLE
FNC = FENCE
FND = FOUND
BUILDING LINE
ESMT LINE
OVERHEAD UTILITIES

MUE = MUNICIPAL UTILITY ESMT.
SSE = SANITARY SEWER ESMT.
WLE = WATERLINE EASEMENT
ROW = RIGHT OF WAY

ELECT. BOX
FIRE HYDRANT
LIGHT STANDARD
PAD MOUNTED TRANSFORMER
CONCRETE
COVERED
A/C PAD
IRON ROD
IRON PIPE
PUBLIC UTILITY ESMT.
UTILITY EASEMENT

MANHOLE
WATER METER
INLET

LEGEND

F.M. 1764 (PRIMARY ARTERIAL)

(120' WIDE - VOL. 1081, PG. 17-19, G.C.D.R.)

N 88°02'40" E 116.00'

20' WATER & SANITARY SEWER ESMT.

G.C.C.F. NO. 2002020882

LOT 1
0.466 ACRES
(20,300 SQ. FT.)

BLOCK 1

AVENUE L (COLLECTOR)
(50' WIDE PUBLIC R.O.W.
VOL. 231, PG. 6, G.C.M.R.)

N 01°57'20" W 175.00'

S 01°57'20" E 175.00'

S 88°02'40" W 116.00'

12121 FM 1764

PROPERTY INFORMATION

LOT 1 BLOCK 1

SUBDIVISION:

MULBERRY FARMS MINOR PLAT 1

RECORDING INFO:

DOCUMENT 2022039580, OFFICIAL PUBLIC
RECORDS OF GALVESTON COUNTY, TEXAS

BORROWER: R NELSON R. REAL ESTATE LLC.

TITLE CO.: TEXAN TITLE INSURANCE CO.

G.F.# CLC2399050 G.F. DATE: 10-1-2023

DRAWING INFORMATION

TRI-TECH JOB NO: T1C1368-21

CLIENT JOB NO: N/A

DRAWN BY: SMP

BEARING BASE: TX STATE PLANE (TXSC)

FIELD DATE: 9-22-2023

REVISIONS

NO.	DATE	REASON	BY
1	4/1/2025	ADD BLANKET EASEMENT LANGUAGE	MLW

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES, IF ANY.

RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN DOC. 2022039580 O.P.R.G.C.T.X., 2002020882 O.P.R.H.C.T.X.

BLANKET EASEMENT DATED JANUARY 25, 2022 AND RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 2022007374.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.), AND ZONING ORDINANCES, IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED. THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES

FLOOD INFORMATION

F.I.R.M. NO. 48167C PANEL: 0240G

REVISED DATE 08-15-2019 ZONE: X

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MULBERRY FARMS
MINOR PLAT 2
LOT 1
0.973 AC.
DOC. 2023011538
O.P.R.G.C.T.X.

FND. 5/8 I.R.
W/CAP "TRI-TECH"

MULBERRY FARMS
MINOR PLAT 2
LOT 3
3.735 AC.
DOC. 2023011538
O.P.R.G.C.T.X.

TOP OF BANK

FND. 5/8 I.R.
W/CAP "TRI-TECH"

TOP OF BANK

CERTIFICATION

CAT 1A BOUNDARY SURVEY

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A-Condition II Survey.



Randy Burt
Registered Professional Land Surveyor
Texas Registration Number: 6825

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.

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TBPLS #10193729