

State Of Texas
County Of Galveston

We, Rogelio Guerra & Mercedes Mora, Owners hereinafter referred to as Owners (whether one or more) of the (2.1852 acre) tract described in the above and foregoing map of CANAL VISTA, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

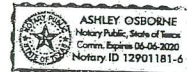
WITNESS OUR HANDS, in the city of Friendswood, Texas, this 24th day of August, 2018.
Rogelio Guerra
Mercedes Mora

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Rogelio Guerra known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of August, 2018.

Ashley Osborne
Notary Public in and for the State of Texas
My Commission expires: 6-6-2020



STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Mercedes Mora, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of August, 2018.

Ashley Osborne
Notary Public in and for the State of Texas
My Commission expires: 6-6-2020



We, Prosperity Bank, acting by and through Russell Lindsey, owners and holders of a lien against the property described in the plat known as Canal Vista, said lien being evidenced by instrument of record in Clerk's File No. 2016059242 of the Real Property Records of Galveston County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: Russell Lindsey, RPLS
Name of Representative, Title

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Russell Lindsey, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of August, 2018.

Ashley Osborne
Notary Public in and for the State of Texas
My Commission expires: 6-6-2020



This is to certify that the Planning and Zoning Commission of the City of Friendswood, Texas, has approved this plat and subdivision of Canal Vista in conformance with the rules and regulations of the City of Friendswood as adopted by the City Council and authorized the recording of this plat.

this 6th day of September, 2018.

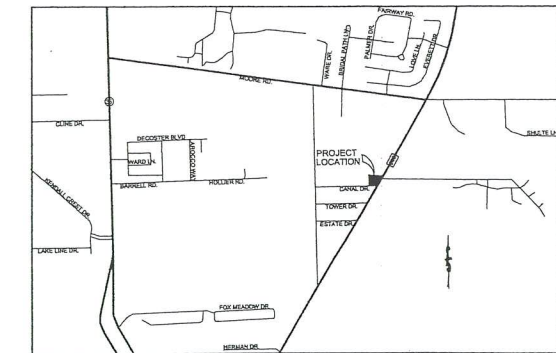
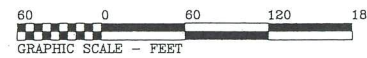
By: Joe Matras, Chairman
Becky Summers, Development Coordinator

I, David R. Strickland, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods that have an outside diameter of not less than 5/8 inch and a length of not less than 3 feet, except those noted as found; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983.

David R. Strickland, RPLS
Texas Registration No. 5124



SCALE: 1" = 60'



VICINITY MAP -- SCALE = 1" = 2000'



GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES

- 1) BUILDINGS, FENCES AND OTHER STRUCTURES SHALL NOT BE ERRECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS. FURTHERMORE, NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN SAID RIGHT-OF-WAYS OR DRAINAGE EASEMENTS WITHOUT THE APPROVAL OF THE DISTRICT.
- 2) THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNERS.
- 3) NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT.
- 4) ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT FOR APPROVAL.
- 5) PLANTINGS, FLOWERSBEDS OR OTHER LANDSCAPING IS NOT PERMITTED IN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
- 6) NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AND APPROVED BY THE DISTRICT.
- 7) NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, SPORT FIELDS, PIERS OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY WITHOUT THE APPROVAL OF THE DISTRICT.

Approved by the GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

Director: [Signature] Date: 08-28-18
Director: [Signature] Date: 8/28/18

THIS IS TO CERTIFY THAT THE ABOVE WAS SIGNED BASED ON THE RECOMMENDATIONS OF THE DIRECTOR'S ENGINEER HAVING REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S DRAINAGE CRITERIA MANUAL. THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. PLEASE NOTE THIS DOES NOT NECESSARILY MEAN THAT THE PLAN HAS BEEN COMPLETELY CHECKED AND VERIFIED. THE PLAN AS SUBMITTED, WAS PREPARED, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE SURVEYING IN THE STATE OF TEXAS, WHICH CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT SURVEYOR.

OWNER: ROGELIO GUERRA & MERCEDES MORA SURVEYOR: DAVE STRICKLAND, RPLS
3501 AREZZO CIRCLE P O BOX 266841
FRIENDSWOOD, TX 77516 HOUSTON, TX 77207
(713) 724-0724 (713) 705-4297

Address

**FINAL PLAT OF
CANAL VISTA**

A SUBDIVISION OF 2.1852 ACRES OUT OF THE BEATTY SEALY AND FORWOOD SURVEY, SECTION 5, ABSTRACT 625, AND SECTION 22 OF THE I & G N R R COMPANY SURVEY, ABSTRACT 616, GALVESTON COUNTY, TEXAS.

REASON FOR PLAT: TO CREATE 3 RESIDENTIAL LOTS
95,213.38 Square Feet or 2.1852 Acres

3 Lots 1 Block 0 Reserves

July 24, 2018

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND CONTAINING 2.1852 ACRES OF LAND, MORE OR LESS, BEING SITUATED IN THE BEATTY, SEALY AND FORWOOD SURVEY, SECTION 5, ABSTRACT 626 AND SECTION 22 OF THE I & G. N. R. R. COMPANY SURVEY, ABSTRACT 616, GALVESTON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLAIN COORDINATE SYSTEM, SOUTH CENTRAL ZONE:

BEGINNING AT A 3/4" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE BEATTY, SEALY AND FORWOOD SURVEY, SECTION 5, ABSTRACT 625, GALVESTON COUNTY, TEXAS, SAME POINT BEING A COMMON CORNER WITH THE I & G. N. R. R. COMPANY SURVEY, SECTION 22, ABSTRACT 616, GALVESTON COUNTY, TEXAS, SAID POINT BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF CANAL DRIVE (60' ROW);

THENCE, S 85°10'42" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CANAL DRIVE, A DISTANCE OF 117.53 FEET TO A 3/4" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 04°58'51" W, AT A DISTANCE OF 213.80 FEET PASS A 3/4" IRON ROD FOUND ON LINE AND CONTINUE A TOTAL DISTANCE OF 269.30 FEET TO A POINT FOR CORNER IN A CANAL;

THENCE, S 85°45'54" E, A DISTANCE OF 469.37 FEET TO A POINT IN SAID CANAL FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 27°46'44" W, AT A DISTANCE OF 35.30 FEET PASS A 3/4" IRON ROD ON LINE AND CONTINUE A TOTAL DISTANCE OF 208.54 FEET TO A 3/4" IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID CANAL DRIVE, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 85°18'36" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CANAL DRIVE, A DISTANCE OF 164.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.1852 ACRES OF LAND, MORE OR LESS.

I, Patrick Donat, P.E., CFM, Public Works Director / City Engineer of the City of Friendswood, do hereby certify that the plat of this subdivision complies with all the existing rules and regulations of the City as adopted by the City Council and further that it complies with all of the ordinances as currently adopted by the City.

Patrick Donat, P.E., CFM
Public Works Director / City Engineer

I, Dwight D. Sullivan, County Clerk, Galveston County, do hereby certify that the written instrument was filed for record in my office on _____, 2018, at _____ o'clock _____ M., and duly recorded on _____, 2018, at _____ o'clock _____ M., Instrument # _____ Galveston County Map Records.

Witness my hand and seal of office, at Galveston, Texas the day and date last above written.

Dwight D. Sullivan
County Clerk
Galveston County, Texas

By: _____
Deputy

GENERAL NOTES

- 1) "U.E." INDICATES "UTILITY EASEMENT".
- 2) "B.L." INDICATES "BUILDING LINE".
- 3) "W.L.E." INDICATES "WATER LINE EASEMENT".
- 4) "W.M.E." INDICATES "WATER METER EASEMENT".
- 5) "F.H.E." INDICATES "FIRE HYDRANT EASEMENT".
- 6) "S.N.S.E." INDICATES "SANITARY SEWER EASEMENT".
- 7) "S.T.S.E." INDICATES "STORM SEWER EASEMENT".
- 8) "D.E." INDICATES "DRAINAGE EASEMENT".
- 9) "A.E." INDICATES "AERIAL EASEMENT".
- 10) "G.C.C.F." INDICATES "GALVESTON COUNTY CLERK'S FILE NUMBER".
- 11) "G.C.M.R." INDICATES "GALVESTON COUNTY MAP RECORDS".
- 12) "O.P.R.O.R.P." INDICATES "OFFICIAL PUBLIC RECORDS OF REAL PROPERTY".
- 13) "P.U.E." INDICATES "PUBLIC UTILITY EASEMENT".
- 14) THERE ARE NO EXISTING PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- 15) THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- 16) SIDEWALKS AND ADA RAMP ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMP ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED, THEY SHALL BE A WIDTH OF NOT LESS THAN FOUR (4) FEET AND COMPLY WITH FEDERAL, STATE AND LOCAL REQUIREMENTS.
- 17) NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN FIFTY (50) FEET TO ANY PIPELINE EXCEPT LOW PRESSURE DISTRIBUTION SYSTEM PIPELINES.
- 18) NO RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN ONE HUNDRED AND FIFTY (150) FEET FROM ANY WELL OR RELATED FACILITY OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- 19) BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE MAPS.
- 20) ALL PUBLIC UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THIS FINAL PLAT CONSTITUTE ALL OF THE EASEMENTS REQUESTED BY THE SAME.
- 21) THE BOUNDARY SURVEY THAT THIS PLAT IS BASED ON CLOSSES WITHIN 1:10,000.
- 22) THIS PROPERTY LIES IN ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP, GALVESTON COUNTY, TEXAS, NO. 48546R005 E, DATED SEPT. 22, 1999.
- 23) THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS. THE OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATER LINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHTS-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.
- 24) SET 12-INCH IRON PIPE W/ CAP STAMPED "S124" AT ALL PLAT BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- 25) "FC" INDICATES "FILM CODE".
- 26) STRUCTURE ON LOT 1 SHALL FRONT FM-528 / WEST PARKWOOD AVE.