

**HUNTERS BEND**  
(60' R.O.W.)

**LEGEND**

	CONCRETE		CONTROL MONUMENT
	COVERED CONCRETE		4" WOOD POST
	COVERED TILE		B.L. - BUILDING LINE
			U.E. - UTILITY EASEMENT
			FENCE
			WOOD

LINE	BEARING	DISTANCE
L1	N 48°09'10" W	20.89'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	760.00'	20.92'	N 45°00'51" W	20.92'
C2	25.00'	18.69'	N 26°44'10" W	18.26'
C3	50.00'	43.45'	N 30°41'30" W	42.10'

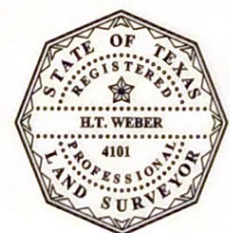
**NOTES:**

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL POSITION.
- FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP SHOWN BELOW.
- ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND SURVEY" PERFORMED ON 11-16-09.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PERFORMED BY THE TITLE COMPANY LISTED BELOW. SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY TITLE INFORMATION.
- RESTRICTIVE COVENANTS AS RECORDED IN VOL. 254, PG. 63, PLAT RECORD 2009A, MAP NO. 11, M.R., C.F. NOS. 2004053275.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- EASEMENTS FOR ENCRoACHMENTS AND/OR OVERHANG OF IMPROVEMENTS AS RECORDED IN C.F. NOS. 2004053275.
- UNLOCATED PIPELINE RIGHT-OF-WAY EASEMENT IN FAVOR OF WHITE OIL COMPANY AS RECORDED IN VOL. 321, PG. 492 (DOES NOT VISIBLY AFFECT THIS PROPERTY).
- AN UNLOCATED PIPELINE RIGHT-OF-WAY EASEMENT TO TEXAS PIPELINE CO. AS RECORDED IN VOL. 599, PG. 340, VOL. 2479, PG. 227 & FILM CODE NO. 018-47-1490 (DOES NOT VISIBLY AFFECT THIS PROPERTY).
- EASEMENT FOR INGRESS & EGRESS AS RECORDED IN VOL. 1431, PG. 594, VOL. 1507, PG. 169.
- DRAINAGE EASEMENT TO H. E. BUTT GROCERY CO. AS RECORDED IN C.F. 2001021149.
- UTILITY EASEMENT 12' IN WIDTH AS RECORDED IN VOL. 1275, PG. 1.

**SURVEYORS CERTIFICATE:**

IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON 11-16-09 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

*H.T. Weber*  
H.T. WEBER  
RPLS# 4101



CLIENT: ELEAZAR GARCIA AND ERNESTINA S. GARCIA ADDRESS: 1705 HUNTERS BEND

TITLE COMPANY: ALAMO TITLE	G.F. NO.: 09-42313788	ISSUE DATE: 11-2-09	FLOOD ZONE: "X"	FLOOD MAP NO.: 485468 0005 E	FLOOD MAP DATE: 9-22-99	FLOOD MAP COUNTY: GALVESTON
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PROJECT: A LAND TITLE SURVEY OF LOT 17, IN BLOCK 1, OF HUNTERS CREEK ESTATES PRIVATE, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT RECORD 2009A, MAP NUMBER 11, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.



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PARTY CHIEF	SB	JOB#	11-8592-09
SURVEY TECH	SB		
DRAFTER	MC	DATE	11-16-09