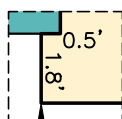


INSET "A"
SCALE 1"=5'



INSET "B"
SCALE 1"=5'

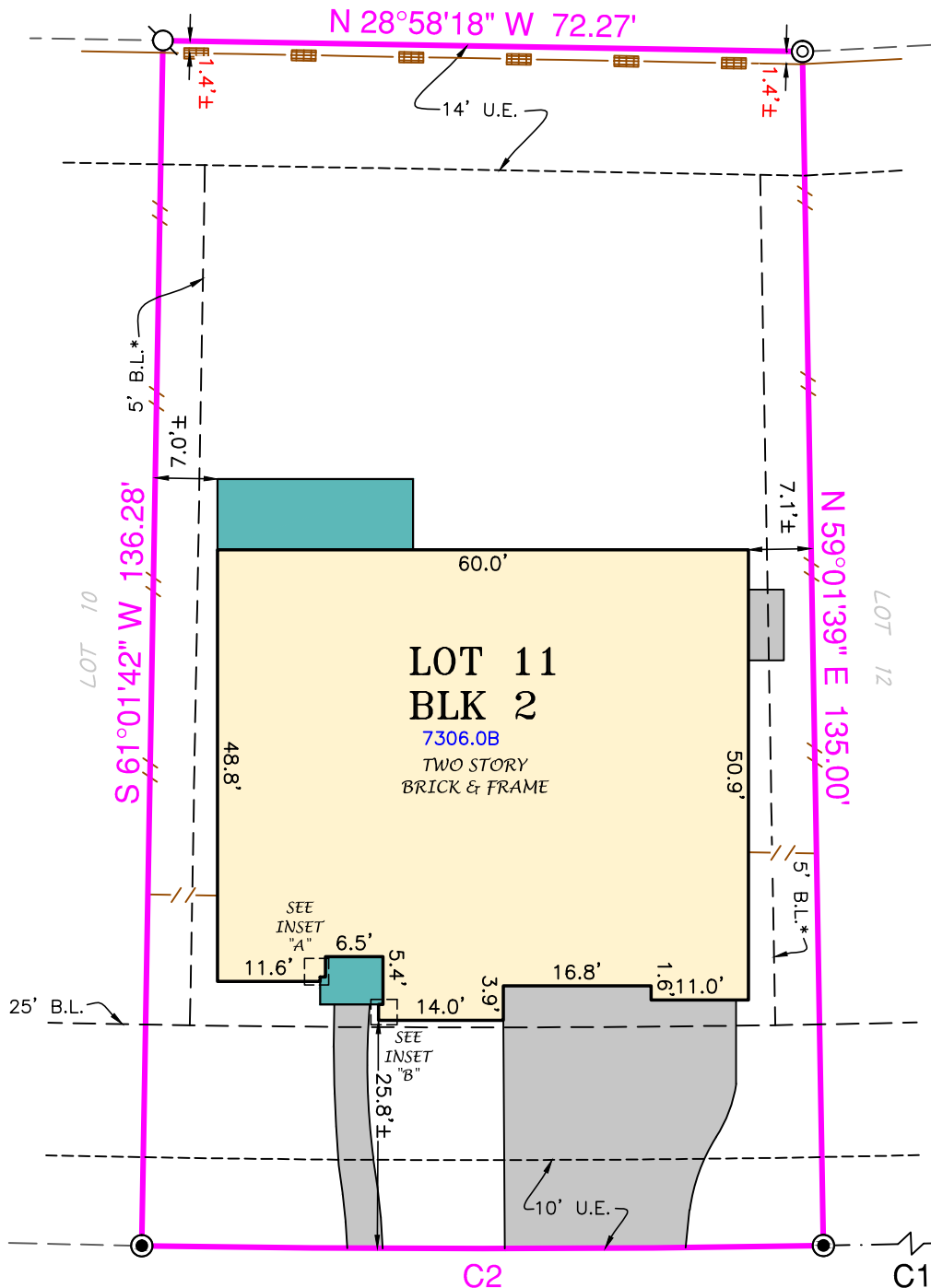
CURVE	RADIUS	ARC	DELTA
C1	2205.00'	230.00'	05°58'35"
C2	2205.00'	77.00'	02°00'03"

NOTES:

- BEARINGS ARE BASED ON THE RECORDED PLAT.
- PER G.C.C. No. 2012030756, THE SIDE BUILDING SETBACK IS 5'. THE FRONT AND REAR SETBACKS ARE AS PERMITTED BY THE UTILITY EASEMENTS AND SETBACK LINES SHOWN ON THE RECORDED PLAT.
- PER GUIDELINES DATED AUGUST OF 2014, THE SETBACKS FOR THIS LOT ARE PER THE RECORDED PLAT AND DEED RESTRICTIONS.
- PER CITY ORDINANCE No. 2012-10, SECTION 22-13:
 - 10' REAR BUILDING LINE AND 10' SIDE STREET BUILDING LINE.
 - STRUCTURE IS TO BE BUILT TO A MINIMUM OF 18" ABOVE THE CROWN OF NEAREST ROAD OR HIGHEST ADJACENT GRADE.
- THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER OF LC1965540, PREPARED BY WFG NATIONAL TITLE INSURANCE COMPANY REFERENCED WITH AN ISSUE DATE OF 02-10-2019, RECEIVED BY FMS SURVEYING, INC. ON 02-15-2019
- THE HOUSE PLAN NUMBER SHOWN INSIDE OF THE STRUCTURE HEREON IS BASED ON THE LAST PLOT PLAN RELEASED BY F.M.S. SURVEYING.

RESTRICTED RESERVE "E"
LANDSCAPE / OPEN SPACE

N 28°58'18" W 72.27'



- B.L. BUILDING LINE.
- U.E. UTILITY EASEMENT.
- SUBJECT BOUNDARY LINE.
- CONTROL MONUMENT TIE.

- 6' BRICK WALL.
- 6' BOARD FENCE.

- I.R. W/CAP STAMPED "GEOSURV" FOUND (CONTROL MONUMENT).
- 5/8" I.R. W/CAP STAMPED "FMS" SET.
- I.R. W/CAP STAMPED "GEOSURV" FOUND.
- 5/8" I.R. FOUND.

- HOUSE ON SLAB.
- CONCRETE SLAB COVERED.
- CONCRETE UNCOVERED.

HIDDEN LAKES SECTION
SEVEN PHASE 1
PLAT No. 2014A MAP No.
99-102 G.C.M.R.
RAPID CREEK LANE
(VARIABLE WIDTH R.O.W.)

NOBLES WAY COURT
(60' PUBLIC R.O.W.)

THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTION 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE RECIPIENTS NAMED AND NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH ORIGINAL TRANSACTION, WHICH ALL TAKE PLACE WITHIN (30) DAYS FROM THE DATE SHOWN HEREON.

PURCHASER: Bryan Burkhart and Jessica Burkhart

LOT 11, BLOCK 2, OF HIDDEN LAKES, SECTION SEVEN (7), PHASE TWO (2)
MAP RECORDED IN DOC. No. 2017013230 OF THE MAP RECORDS,
GALVESTON COUNTY, TEXAS.

ADDRESS : 1608 NOBLES WAY COURT

TO : WFG NATIONAL TITLE INSURANCE COMPANY (EXCLUSIVELY)

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, AND IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME, AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

SCOTT R. SHERIDAN
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 6171

THIS LOT LIES WITHIN ZONE X AS SCALED ON COMMUNITY-PANEL No. 485488 0013D DATED SEPTEMBER 22, 1999. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND IS NOT INTENDED TO IDENTIFY ANY SPECIFIC FLOOD HAZARDS THAT MAY OR MAY NOT EXIST.

