

Collecting Office: FRIENDSWOOD ISD
P. O. BOX 31

FRIENDSWOOD, TX 77549-0031

Collecting Taxes For: ENT 03
ENT 04
FRIENDSWOOD ISD
GALV CO CONSOLIDATED DRAINAGE

PROPERTY OWNER
BENSON HAROLD E & CAROLYN M
305 N SHADOWBEND AVE
FRIENDSWOOD, TX 77546-3836

PROPERTY DESCRIPTION
HERITAGE DR E 0000213
ABST 151 S MCKISSICK SUR PT
OFLOT 12 (12-1) BLK 2
FRIENDSWO OD SUB

ACRES: 0.2410

STATUS: -
Property Account Number: 201309

PIDN: 346000020012001

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

Year Delinquent	Taxing Unit	Type	Base Tax Due	Delinquent Taxes, Penalties & Interest
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TOTAL DELINQUENT: \$ 0.00

* * * * * CURRENT YEAR TAXES * * * * *

YEAR	ENTITY	TYPE	NET VALUE	BASE LEVY	AMOUNT PAID	AMOUNT DUE
2020	01		29,296	368.95	368.95	0.00
2020	08		29,296	33.13	33.13	0.00
TOTAL DUE: \$						0.00

(if applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.



Signature of Assessor/Officer

JUNE 21, 2021
Date of Tax Certificate

TAX CERTIFICATE



CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Issued To:

HAROLD EDWIN BENSON
305 N SHADOWBEND
FRIENDSWOOD, TX 77546

Legal Description

ABST 151 S MCKISSICK SUR PT OF LOT 12
(12-6) BLK 2 FRIENDSWOOD SUB

Fiduciary Number: 29879845

Parcel Address: 213 E HERITAGE DR

Legal Acres: 1.7440

Account Number: 201315

Print Date: 06/18/2021 10:32:55 AM

Certificate No: 243581284

Paid Date: 06/18/2021

Certificate Fee: \$10.00 CASH

Issue Date: 06/18/2021

Operator ID: PORTALES_J

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. ALL TAXES ARE PAID IN FULL

Exemptions:

PRORATED-EXXV

Certified Owner:

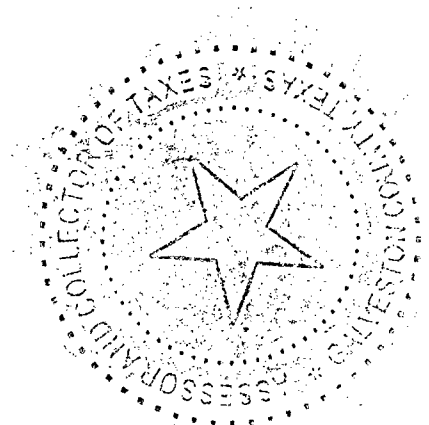
BENSON HAROLD E & CAROLYN M
305 N SHADOWBEND AVE
FRIENDSWOOD, TX 77546-3836

Certified Tax Unit(s):

1 GALVESTON CO
2 ROAD & FLOOD
337 FRIENDWD CITY

2020 Value:	277,310
2020 Levy:	\$2,393.76
2020 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Reference (GF) No: N/A
Issued By: *Cheryl E. Johnson*
CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR



TAX CERTIFICATE



CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Issued To:

HAROLD EDWIN BENSON
305 N SHADOWBEND
FRIENDSWOOD, TX 77546

Legal Description

ABST 151 S MCKISSICK SUR PT OF LOT 12
(12-1) BLK 2 FRIENDSWOOD SUB

Fiduciary Number: 29879845

Parcel Address: 213 E HERITAGE DR

Legal Acres: .2420

Account Number: 201309

Print Date: 06/18/2021 10:33:50 AM

Certificate No: 243581285

Paid Date: 06/18/2021

Certificate Fee: \$10.00 CASH

Issue Date: 06/18/2021

Operator ID: PORTALES_J

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. ALL TAXES ARE PAID IN FULL

Exemptions:

PRORATED-EXXV

Certified Owner:

BENSON HAROLD E & CAROLYN M
305 N SHADOWBEND AVE
FRIENDSWOOD, TX 77546-3836

Certified Tax Unit(s):

1 GALVESTON CO
2 ROAD & FLOOD
337 FRIENDWD CITY

Table with 2 columns: Description and Amount. Rows include 2020 Value (32,690), 2020 Levy (282.18), 2020 Levy Balance (0.00), Prior Year Levy Balance (0.00), Total Levy Due (0.00), P&I + Attorney Fee (0.00), and Total Amount Due (0.00).

Reference (GR) No: N/A
Issued By: Cheryl E. Johnson
CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR



Collecting Office: FRIENDSWOOD ISD
P. O. BOX 31

FRIENDSWOOD, TX 77549-0031

Collecting Taxes For: ENT 03
ENT 04
FRIENDSWOOD ISD
GALV CO CONSOLIDATED DRAINAGE

PROPERTY OWNER
BENSON HAROLD E & CAROLYN M
305 N SHADOWBEND AVE
FRIENDSWOOD, TX 77546-3836

PROPERTY DESCRIPTION
HERITAGE DR E 0000213
ABST 151 S MCKISSICK SUR PT
OFLOT 12 (12-6) BLK 2
FRIENDSWO OD SUB

ACRES: 1.7430

STATUS: -
Property Account Number: 201315

PIDN: 346000020012006

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

Year Delinquent	Taxing Unit	Type	Base Tax Due	Delinquent Taxes, Penalties & Interest
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TOTAL DELINQUENT: \$ 0.00

* * * * * CURRENT YEAR TAXES * * * * *

YEAR	ENTITY	TYPE	NET VALUE	BASE LEVY	AMOUNT PAID	AMOUNT DUE
2020	01		248,518	3,129.84	3,129.84	0.00
2020	08		248,518	281.07	281.07	0.00
TOTAL DUE: \$						0.00

(if applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.



Signature of Authorized Officer

JUNE 21, 2021
Date of Tax Certificate

FILED AND RECORDED

Instrument Number: 2021052219

Recording Fee: 137.00

Number Of Pages:7

Filing and Recording Date: 07/19/2021 2:32PM

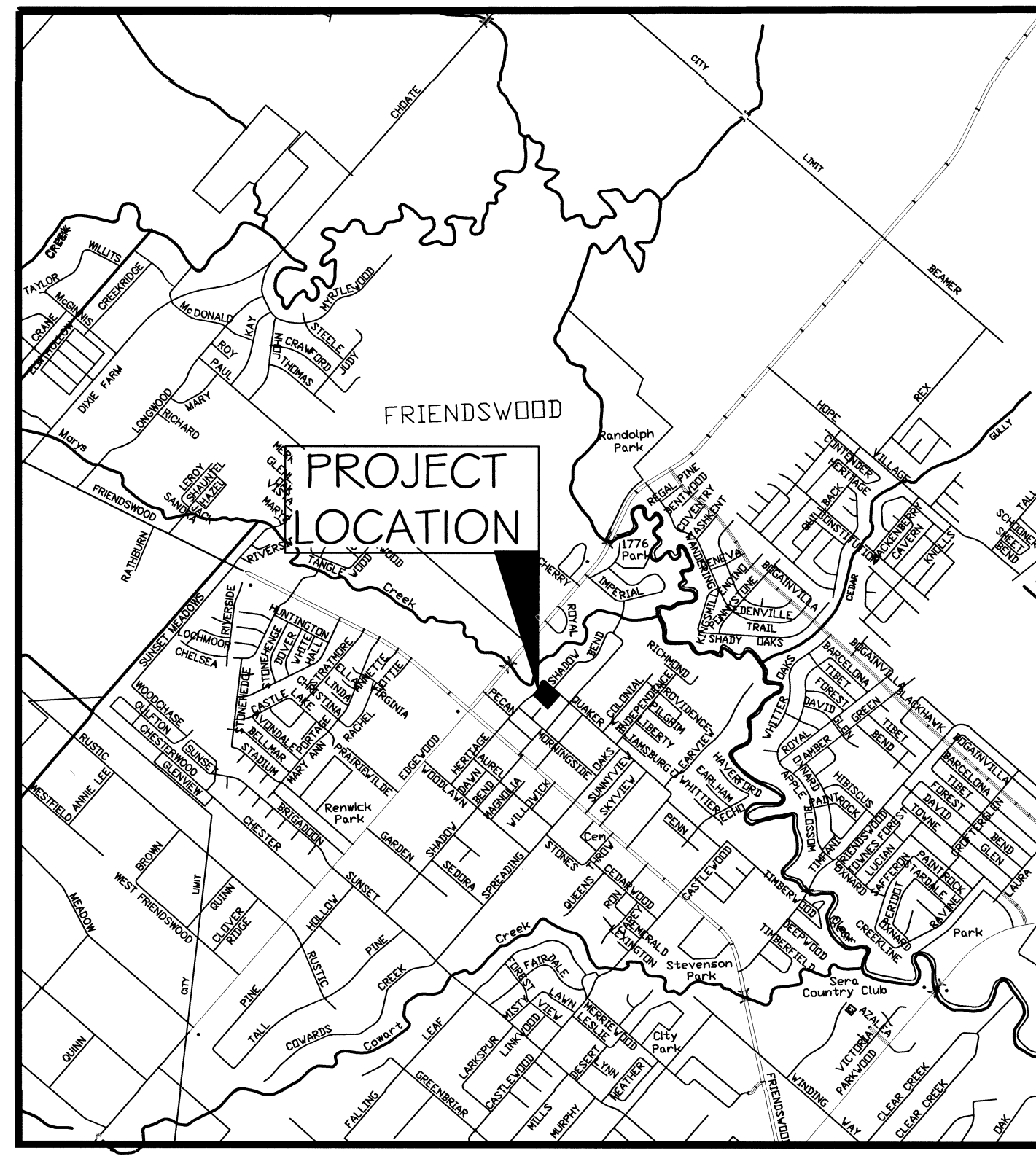
I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



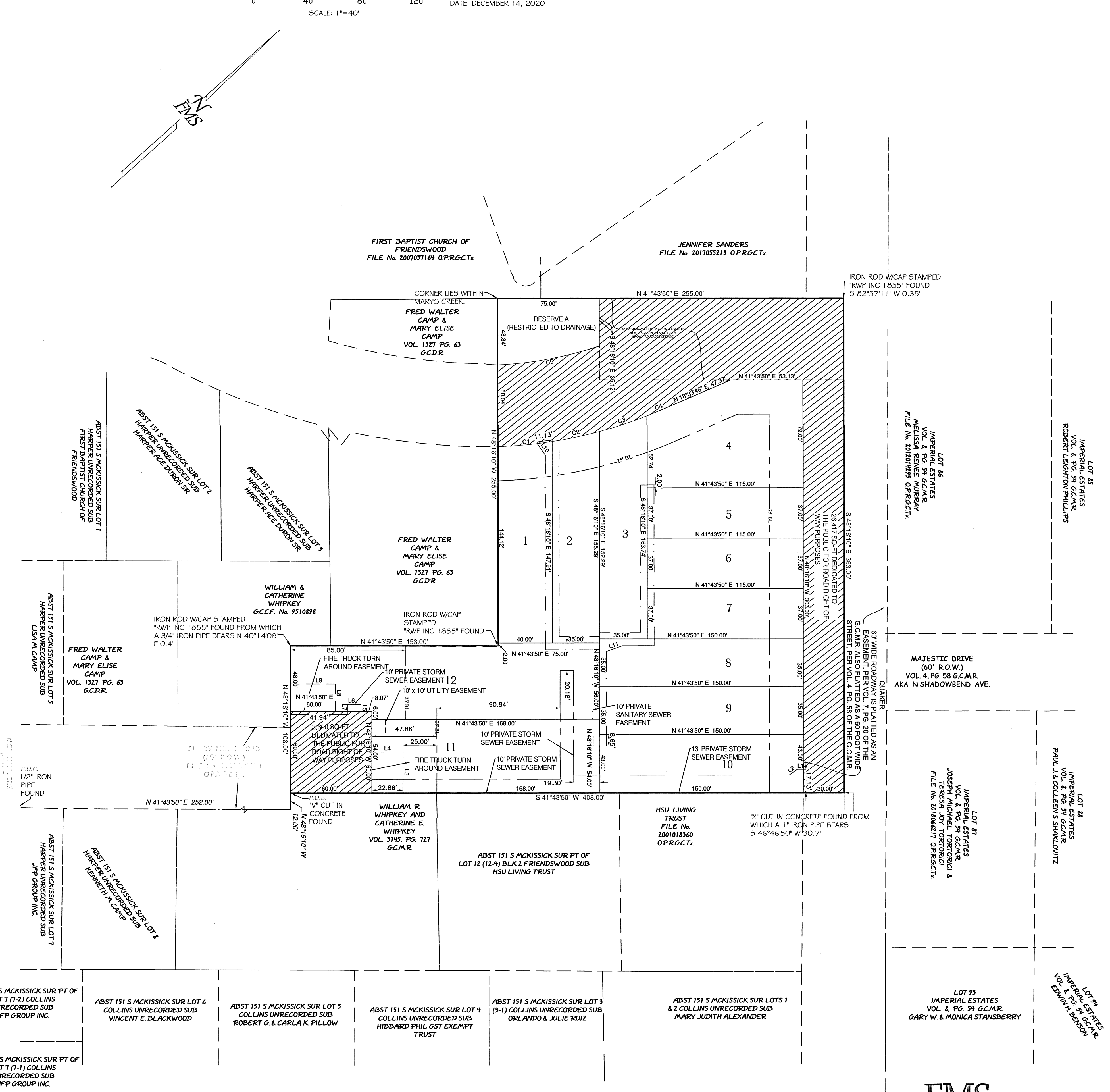
A handwritten signature in cursive script that reads "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*



VICINITY MAP
SCALE: 1" = 3/4 MILE



AREA TO BE DEDICATED TO THE PUBLIC FOR ROAD RIGHT OF WAY PURPOSES BY THIS PLAT

CURVE	RADIUS	ARC	DELTA
C1	334.88'	40.20'	06°52'55"
C2	334.88'	35.79'	06°30'15"
C3	334.88'	36.84'	06°18'07"
C4	699.76'	19.89'	01°39'49"
C5	674.89'	20.49'	02°54'14"

LINE	BEARING	DISTANCE
L1	S 41°35'00" W	4.51'
L2	S 09°46'50" W	7.75'
L3	N 44°16'10" W	30.00'
L4	S 41°43'44" W	22.86'
L5	N 48°19'55" W	8.00'
L6	S 41°43'50" W	10.00'
L7	S 48°16'50" E	8.00'
L8	N 43°39'28" W	13.85'
L9	S 41°54'28" W	33.95'
L10	S 61°11'19" E	13.22'
L11	N 22°30'42" E	12.39'

PROPERTY OWNER:
HAROLD E. BENSON AND CAROLYN MAYS BENSON
CONTACT: HAROLD E. BENSON,
305 N SHADOWBEND
FRIENDSWOOD, TEXAS 77546
EMAIL: BENNYBOY@WANS.NET

ABBREVIATIONS
A.K.A. ALSO KNOWN AS.
F.L.E. FLOW LINE ELEVATION.
G.C.C.F. GALVESTON COUNTY CLERK'S FILE.
G.C.C.D.R. GALVESTON COUNTY DEED RECORDS.
G.C.M.R. GALVESTON COUNTY MAP RECORDS.
No. NUMBER.
O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY TEXAS.
Pg. PAGE.
P.O.B. POINT OF BEGINNING.
P.O.C. POINT OF COMMENCING.
P.V.C. POLYVINYL CHLORIDE.
R.C.P. REINFORCED CONCRETE PIPE.
R.O.W. RIGHT OF WAY.
VOLLINE VOLLINE.

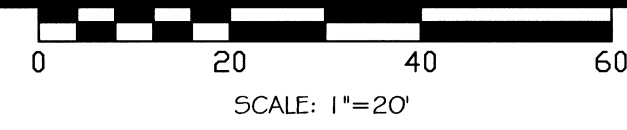
SURVEYOR:
F.M.S. SURVEYING
19701 STATE HIGHWAY G,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
TBPLS FIRM # 10040400
www.fmsurveying.com
FMS No. 61147
DRAFTING: RC



FINAL PLAT OF
FRIENDS HEIGHTS
BEING 2.504 ACRES (109,089 SQ. FT) OF LAND RECORDED UNDER FILE No. 2020008317 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS. ABSTRACT 151 SARAH MCKISSICK SURVEY, PART OF LOT 12 (12-6), BLOCK 2 OF THE FRIENDSWOOD SUBDIVISION.

JANUARY 06, 2021
1 BLOCK, 12 LOTS, 1 RESERVE
109,089 SQ. FT
2.504 ACRES

2021052219 pg 1



FMS JOB No. 61147
DATE: DECEMBER 14, 2020

CITY OF FRIENDSWOOD NOTES:

1) 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 AND 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 NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.

2) NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY. OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.

3) EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.

4) THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), PRIVATE WATERLINES, PRIVATE SANITARY SEWER LINES, PRIVATE STORM SEWER FACILITIES (RETENTION POND, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS. THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, PRIVATE SANITARY SEWER, PRIVATE WATERLINES AND PRIVATE STORM SEWER. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVEWAYS, PRIVATE SIDEWALKS, PRIVATE SANITARY SEWER THAT IS LOCATED AFTER THE PRIVATE EASEMENT AND PRIVATE WATER LINES AFTER THE WATER METER. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, PUBLIC SIDEWALKS, PUBLIC STREET SIGNS, PUBLIC WATERLINES, WATER METERS, PUBLIC SANITARY SEWER LINES, PUBLIC STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF THE STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER.

5) ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.

6) 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.

7) ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.

8) THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.

NOTES:
1. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE, TITLE 26, PART 2, SECTION 193, DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 0.999869268.

2. THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER OF 7910-20-4006, PREPARED BY TITLE HOUSTON HOLDINGS TITLE COMPANY, EFFECTIVE NOVEMBER 11, 2020.

3. THE SUBJECT PROPERTY LIES PARTIALLY WITHIN SHADED ZONE "X" AND ZONE AE, AS SCALED ON FLOOD INSURANCE RATE MAP NUMBER 48167C0012G, EFFECTIVE DATE AUGUST 15, 2019. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.

4. THE ELEVATIONS SHOWN HEREON ARE BASED ON NGS REFERENCE MARK PID NUMBER AW1002 (A.K.A. CITY OF FRIENDSWOOD REFERENCE MARK E-459) WITH A PUBLISHED ELEVATION OF 26.02, NAVD 88.

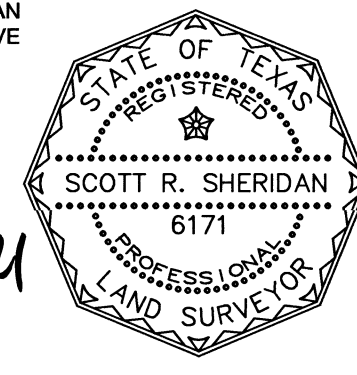
5. AT NO TIME SHALL THERE BE FENCING OR ANYTHING ELSE INSTALLED TO LIMIT ACCESS TO THE FIRE TRUCK TURN AROUND EASEMENTS THAT INCORPORATE PORTIONS OF LOT 11 AND LOT 12.

CERTIFICATE FOR SURVEYOR

I, SCOTT R. SHERIDAN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL BEARINGS, DISTANCES, AND OTHER ASSOCIATED BOUNDARY INFORMATION ON THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:10,000; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT) METAL PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

WITNESS MY HAND AND SEAL THIS 6th DAY OF JANUARY, 2021.

SCOTT R. SHERIDAN
TEXAS REGISTRATION NO. 6171



6/24/21

CERTIFICATE FOR CITY ENGINEER

I, Jildardo Atlas, P.E., CFM, City Engineer and Director of Engineering of the City of Friendswood, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the City of Friendswood, Texas, and that it complies with all of the ordinances currently enforced by City Council.

By: 
Jildardo Atlas, P.E., CFM, City Engineer/Director of Engineering

OWNERS ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF GALVESTON

WE HAROLD E. BENSON AND CAROLYN MAYS BENSON ACTING BY AND THROUGH HAROLD E. BENSON, BEING THE OWNERS OF THEIR PROPERTY BEING PLATTED, HEREINAFTER REFERRED TO AS OWNERS, WHETHER ONE OR MORE, OF THE 2.504 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FRIENDS HEIGHTS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, 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.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT ABOVE THE GROUND LEVEL UPWARD, TO ALL PUBLIC EASEMENTS SHOWN HEREON.

EXECUTION OF OWNERS ACKNOWLEDGMENT

WITNESS MY HAND IN THE CITY OF FRIENDSWOOD, TEXAS, THIS 29th DAY OF June, 2021.

HAROLD E. BENSON AND CAROLYN MAYS BENSON

By: 
HAROLD E. BENSON
OWNER

By: 
CAROLYN MAYS BENSON
OWNER

LOT SIZE TABLE			
BLK.	LOT	SQ. FEET	ACRES
I	1	5,824	0.13
I	2	5,294	0.12
I	3	5,516	0.13
I	4	8,267	0.19
I	5	4,255	0.10
I	6	4,255	0.10
I	7	4,255	0.10
I	8	5,250	0.12
I	9	5,250	0.12
I	10	6,450	0.15
I	11	9,072	0.21
I	12	12,102	0.28

RESERVE TABLE			
RESERVE	PURPOSE	SQ. FEET	ACRES
A	RESTRICTED TO DRAINAGE	3280	0.08

STATE OF TEXAS

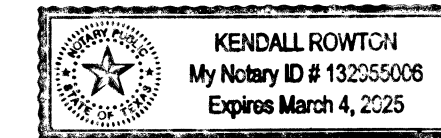
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HAROLD E. BENSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED (ADD FOR CORPORATIONS, *AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATIONS*).

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 29th DAY OF June, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 03/01/2025



STATE OF TEXAS

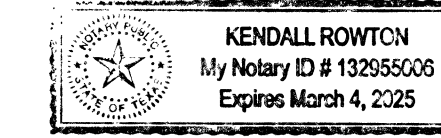
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CAROLYN MAYS BENSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED (ADD FOR CORPORATIONS, *AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATIONS*).

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 29th DAY OF June, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 03/01/2025



METES AND BOUNDS DESCRIPTION OF

a 109,089 square foot (2.504 acres) tract of land, out of and being part of Lot 12, Block 2 of Friendswood Subdivision, a map or plat thereof recorded under Volume 7, Page 20 of the Galveston County Map Records (G.C.M.R.), being that certain tract of land described in deed to Friendswood Realty under File No. 201004672 of the Official Public Records of Galveston County, Texas (O.P.R.G.C.T.X.), with said 109,089 square foot tract of land being further described in metes and bounds as follows:

COMMENCING at a 1/2 inch iron pipe found at the South intersection of Morningside Drive and Shady Nook Drive, both based on a width of 60 feet, per File No. 2015028480 O.P.R.G.C.T.X., at the West corner of that certain tract of land described in deed to JFP Group, Inc. under File No. 2015028480 O.P.R.G.C.T.X.;

THENCE N 41°43'50" E, along and with the called Southwest right-of-way line of Shady Nook Road, a distance of 252.00 feet to a point for the East corner of said Shady Nook Road;

THENCE N 48°16'10" W, along and with the Northeast right-of-way line of said Shady Nook Road, a distance of 12.00 feet to a cut in concrete found on said Northeast right-of-way line, at the South corner of the Friendswood Realty tract and at the South corner and **POINT OF BEGINNING** of the herein described tract;

THENCE N 48°16'10" W, continuing along said Northeast right-of-way line and the Northeast line of a tract of land described in deed to William and Catherine Whiskey under Galveston County Clerk's File No. (G.C.C.F. No.) 9010898, a Southwest line of the Friendswood Realty tract and a Southwest line of this tract, a distance of 108.00 feet to an iron rod with plastic cap found stamped "RWP INC 1855", at an angle point for the Whiskey tract, an angle point for the Friendswood Realty tract and an angle point of this tract, from which a 3/4 inch iron pipe found bears N 40°14'08" E, 0.4 feet;

THENCE N 41°43'50" E, along and with the Southeast line of the Whiskey tract, the Southeast line of a tract of land described in deed to Fred Walter Camp and Mary Elise Camp under Volume 1327, Page 63 of the Galveston County Deed Records (G.C.D.R.), the Southeast line of a tract of land described in deed to Emory T. Carl (Trustee) under Volume 1514, Page 152, G.C.D.R., an interior line of the Friendswood Realty tract and an interior line of this tract, a distance of 153.00 feet to an iron rod with plastic cap found stamped "RWP INC 1855", at the East corner of the Carl tract, same being an angle point for the Friendswood Realty tract and an angle point of the herein described tract;


THENCE N 48°16'10" W, along and with the Northeast line of the Carl tract, a Southwest line of the Friendswood Realty tract and a Southwest line of this tract, a distance of 255.00 feet to a point which falls in existing Mary's Creek, on the Southeast line of a tract of land described in deed to First Baptist Church of Friendswood under File No. 2007037164, at the North corner of the Carl tract and at the West corner of this tract;


THENCE N 41°43'50" E, along and with the Southeast line of the First Baptist Church of Friendswood tract, the Southeast line of a tract of land described in deed to Jennifer Sanders under File No. 2017055213 O.P.R.G.C.T.X., the Northwest line of the Friendswood Realty tract and the Northwest line of this tract, a distance of 255.00 feet to a point on the center of a called 60 foot wide road easement per Volume 7, Page No. 20 G.C.M.R., same being platted as a 60 foot wide street per Volume 4, Page 58 G.C.M.R., being known as E. Heritage Drive and Quaker Bend Drive, at the North corner of the Friendswood Realty tract and the North corner of the herein described tract, from which an iron rod with plastic cap found stamped "RWP INC 1855" bears S 82°7'11" W, 0.35 feet;

THENCE S 48°16'10" E, along and with said platted centerline of roadway easement/street, the Northeast line of the Friendswood Realty tract and the Northeast line of this tract, a distance of 363.00 feet to an X cut in concrete found on said platted centerline, at the North corner of tract of land described in deed to HSI Living Trust, at the East corner of the Friendswood Realty tract and at the East corner of this tract, from which a 1 inch iron pipe found bears S 46°46'50" W, 30.7 feet;

THENCE S 41°43'50" W, along and with the Northwest line of the HSI Living Trust tract, the Southeast line of the Friendswood Realty tract and the Southeast line of this tract, a distance of 408.00 feet to the **POINT OF BEGINNING** and containing a calculated area of 2.504 acres of land.

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR:  6/30/21
DATE

DIRECTOR:  6.30.21
DATE

THIS IS TO CERTIFY THAT THE ABOVE SIGNED BASED ON THE RECOMMENDATION OF THE DISTRICT'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 PLAT HAS BEEN COMPLETELY CHECKED AND VERIFIED. THE PLAN AS SUBMITTED, WAS PREPARED, SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE SURVEYING IN THE STATE OF TEXAS, WHICH CONVEYS THE SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY TO THAT SURVEYOR.

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT'S NOTES

- BUILDINGS, FENCES OR 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, PARKING, 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.
- THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER. USE THIS NOTE FOR PRIVATE OR SINGLE LOT SYSTEM ONLY.
- 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.
- ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT FOR APPROVAL.
- PLANTINGS, FLOWERBEDS, OR OTHER LANDSCAPING IS NOT PERMITTED IN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
- NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AND APPROVED BY THE DISTRICT.
- NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY WITHOUT THE APPROVAL OF THE DISTRICT.

FRIENDS HEIGHTS REGULATION MATRIX

	UNITS PER ACRE	LOT AREA MIN-MAX SQUARE FEET	LOT WIDTH	YARDS - MINIMUM FEET				HEIGHT MAX-MIN FEET	PARKING REQUIREMENTS UNIT	ZERO LOT LINES Y/N	MAXIMUM LOT COVERAGE
				FRONT	REAR	SIDE INTERIOR	SIDE EXTERIOR				
FRIENDS HEIGHTS PUD	6	4070	35	25	25	5, E, I	25	40	K	NO	65% *

- A. LOTS OF LESS THAN 120 FEET WIDE REQUIRE CURBS. LOTS 120 FEET WIDE OR GREATER MAY USE OPEN DITCHES.
- B. 35 FEET ON THROUGHFARES.
- C. 25 FEET ON THROUGHFARES.
- D. ZERO SETBACK ON SIDE ONLY, MINIMUM FIVE-FOOT SEPARATION BETWEEN BUILDINGS.
- E. TEN-FOOT MINIMUM SEPARATION BETWEEN BUILDINGS.
- F. LOTS CURRENTLY IN EXISTENCE WITH LESS THAN 90 FEET OF WIDTH THAT HAVE STRUCTURES ALREADY BUILT UPON THEM MAY CONTINUE WITH THE SAME EXISTING SETBACK FOR ADDITIONS PROVIDED THEY ARE NOT LESS THAN A MINIMUM OF FIVE FEET.
- G. DEVELOPER MUST ELECT EITHER UNITS PER ACRE OR LOT AREA. TWO-FAMILY RESIDENTIAL UNITS ON TWO LOTS ARE REQUIRED WHEN LOT AREA IS ELECTED.
- H. FRONT YARD AND EXTERIOR SIDE YARD SETBACKS SHALL BE MEASURED FROM THE EDGE OF THE STREET ROW OR THE EDGE OF THE DRAINAGE UTILITY/ACCESS EASEMENT (IF STREETS ARE PRIVATE), WHICHEVER IS GREATER.
- I. 25 FEET WHEN ABUTTING LAND ZONED SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT.
- J. TEN FEET WHEN ABUTTING LAND ZONED ANYTHING OTHER THAN MFR-GHD (GARDEN HOME DISTRICT).
- K. PARKING IS REQUIRED IN ACCORDANCE WITH THE PARKING GROUP TABLE IN THE DESIGN CRITERIA MANUAL.
- * THE LOT COVERAGE WAS CALCULATED FROM USING THE EXISTING IMPERVIOUS MATERIAL THAT WAS REMOVED FROM THE SITE.

ABBREVIATIONS

A.K.A.	ALSO KNOWN AS
F.I.E.	FLOW LINE ELEVATION
G.C.C.F.	GALVESTON COUNTY CLERK'S FILE
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
G.C.M.R.	GALVESTON COUNTY MAP RECORDS
NO.	NUMBER
O.P.R.G.C.T.X.	OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY TEXAS
PAGE	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.V.C.	POLYVINYL CHLORIDE
R.C.P.	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT OF WAY
VOL.	VOLUME

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TBP15 FIRM # 10040400
www.fmsurveying.com
FMS No. 61147
DRAFTING: RC



FINAL PLAT OF FRIENDS HEIGHTS

BEING 2.504 ACRES (109,089 SQ. FT) OF LAND RECORDED UNDER FILE NO. 2020008317 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS. ABSTRACT 151 SARAH MCKISSACK SURVEY, PART OF LOT 12 (I-2-6), BLOCK 2 OF THE FRIENDSWOOD SUBDIVISION.

JANUARY 06, 2021
1 BLOCK, 12 LOTS, 1 RESERVE
109,089 SQ. FT
2.504 ACRES

2021052219 p92