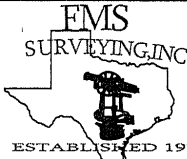


MHI # HZD217
FINAL



0 20 40
SCALE: 1"=20'

55486-F

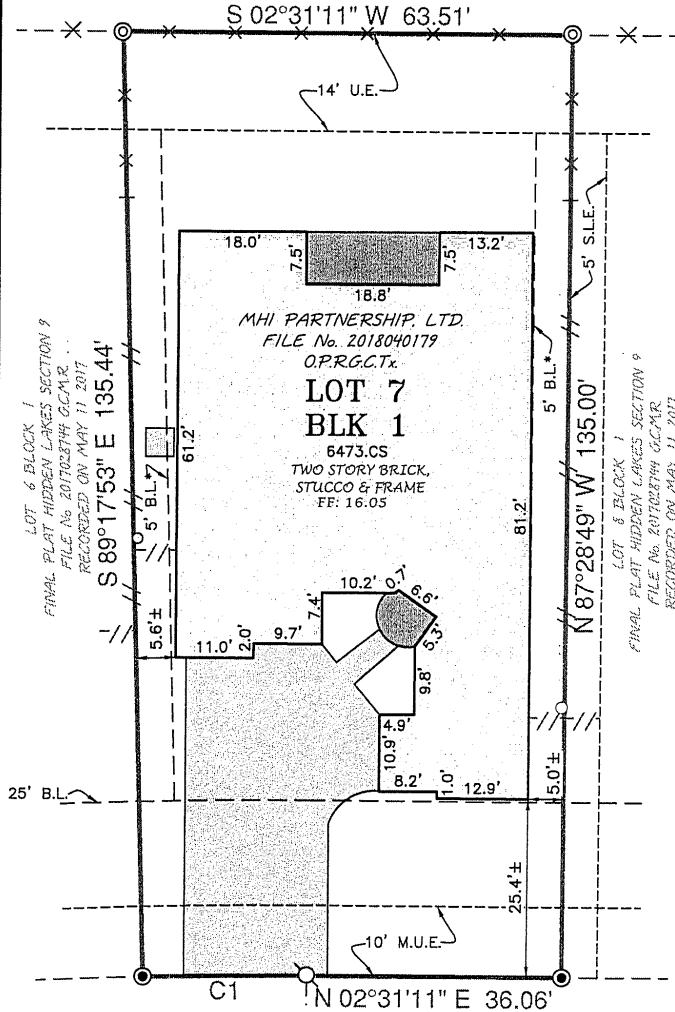
G.F. # : 1198227
DATE : APRIL 28, 2021

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	730.00'	23.18'	01°49'04"

LINE	BEARING	DISTANCE
L1	S 87°28'49" E	60.00'

19701 HIGHWAY 6, MANVEL, TEXAS 77578
PHONE: (281) 519-8530
TBPLS FIRM # 10040400
www.fmssurveying.com

SAM BOYD
DBA SAM BOYD DEVELOPMENT
& LEAGUE CITY INVESTORS LTD.
TO HIDDEN LAKES DEVELOPMENT PARTNERS L.P.
(G.C.C.F. #2013088334)



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 THE CITY ORDINANCE No. 125-70.C, THIS LOT IS SUBJECT TO 25' FRONT, 5' SIDE AND 10' REAR BUILDING LINES. SIDE/CORNER LOTS ARE SUBJECT TO 10' SIDE BUILDING LINES.
- THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER OF 1818703188, PREPARED BY MILLENNIUM TITLE COMPANY EFFECTIVE AUGUST 19, 2020.
- THE ELEVATIONS CONTAINED HEREON ARE BASED ON LEAGUE CITY REFERENCE MARK "LC-2005-114" WITH A PUBLISHED ELEVATION OF 18.71 FEET, NAVD 88, 2002 ADJUSTMENT.

M.U.E. MUNICIPAL UTILITY EASEMENT.
B.L. BUILDING LINE.
U.E. UTILITY EASEMENT.

--- SUBJECT BOUNDARY LINE.
- - - CONTROL MONUMENT TIE.
// 6' BOARD FENCE.
X X 4' IRON FENCE.

HOUSE ON SLAB.

CONCRETE SLAB COVERED.

CONCRETE UNCOVERED.

⊗ "V" CUT IN CONCRETE FOUND (CONTROL MONUMENT).

● I.R. W/CAP STAMPED "GEOSURV" FOUND.

⊙ I.R. W/CAP STAMPED "GEOSURV" FOUND AT FENCE CORNER.

⊗ "V" CUT IN CONCRETE SET.

○ DRAIN.

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.

HARTFORD MILLS LANE
(60' R.O.W.)

LOT 9 BLOCK 2
FINAL PLAT HIDDEN LAKES SECTION 9
FILE No. 2017028744 G.C.M.R.
RECORDED ON MAY 11, 2017

LOT 7, BLOCK 1, OF FINAL PLAT HIDDEN LAKES, SECTION NINE (9)
MAP RECORDED IN FILE No. 2017028744 OF THE MAP RECORDS,
GALVESTON COUNTY, TEXAS.

ADDRESS : 1707 HARTFORD MILLS LANE

TO : MILLENNIUM TITLE 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

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

THIS LOT LIES WITHIN ZONE "AE" AS SCALED ON FLOOD INSURANCE RATE MAP 48167C02356, DATED AUGUST 15, 2019. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC FLOOD HAZARDS THAT MAY EXIST.

SEE ATTACHED ADDENDUM FOR ADDITIONAL STIPULATIONS



LV