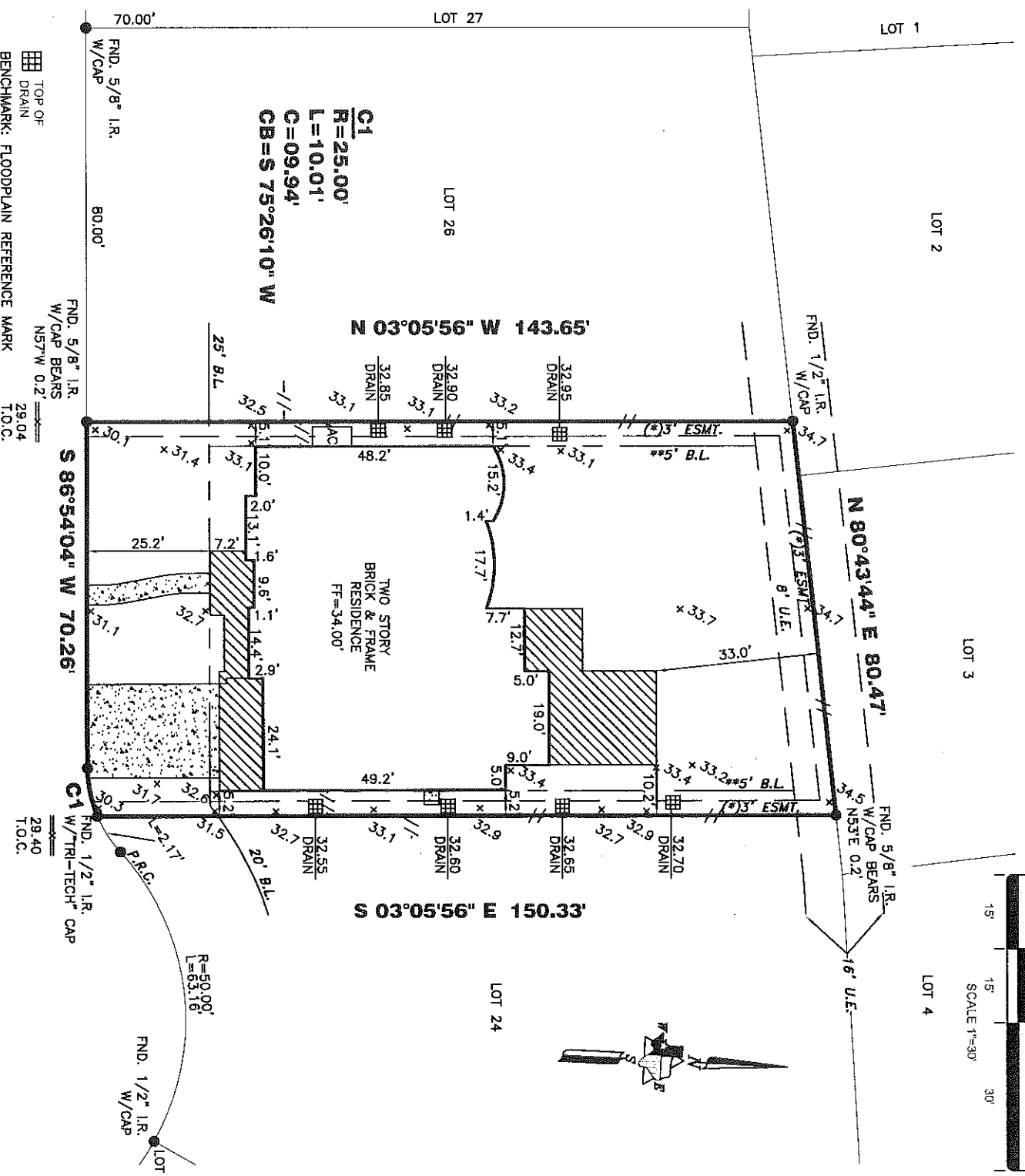
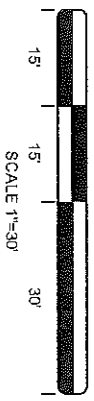


- \* CITY ORDINANCES**  
**\*\* RESTRICTIVE COVENANTS**  
**\*\*\* BUILDER GUIDELINES**
- CONCRETE  
COVERED  
SOD  
BRICK  
AC PAD  
ELEC. BOX  
UTIL. PED.  
MANHOLE
- IR. = IRON ROD  
P.L. = IRON PIPE  
U.E. = UTILITY EASEMENT
- FND. = FOUND  
FNC. = FENCE  
P.U.E. = PUBLIC UTILITY ESMT.  
P.A.E. = PERMANENT ACCESS ESMT.
- M.U.E. = MUNICIPAL UTILITY ESMT.  
S.S.E. = SANITARY SEWER ESMT.  
W.L.E. = WATERLINE EASEMENT  
R.O.W. = RIGHT-OF-WAY
- I — IRON FENCE  
— X — WIRE FENCE  
— // — WOOD FENCE  
— O — CHAIN LINK FENCE  
— — — BUILDING LINE (B.L.)  
— — — EASEMENT LINE  
— — — AERIAL EASEMENT (A.E.)



TOP OF DRAIN  
BENCHMARK: FLOODPLAIN REFERENCE MARK  
NUMBER "RM010080"  
ELEVATION=23.82' NAVD-88, 2001 ADJUSTMENT  
T.M.: 1651-69-1 ELEV. 28.79  
(\*3' ESMT.-C.F. NO. 2015073076

**KELLER BAY COURT  
(60' R.O.W.)**

**PROPERTY INFORMATION**

LOT 25 BLOCK 3  
SUBDIVISION: WEST RANCHO LAKESIDE SEC. 2  
RECORDING INFO:  
PLAT RECORD 2014A, MAP NO. 54 & 55  
GALVESTON COUNTY, TEXAS  
BORROWER:  
BEN SPEER AND JENNIFER SPEER  
TITLE CO.  
STEWART TITLE  
G.F.# 17167037359 G.F. DATE: 05-07-17  
SURVEYED FOR:  
PARTNERS IN BUILDING

**DRAWING INFORMATION**

TRI-TECH JOB NO: BP1B123-16  
CLIENT JOB NO:  
DRAWN BY: SS  
BEARING BASE: REFERRED TO PLAT NORTH  
FIELD DATE: 02-12-17

**FLOOD INFORMATION**

F.I.R.M. NO: 485468 PANEL: 0005E  
REVISED DATE: 09-22-99 ZONE: "X"  
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

**NOTES:**

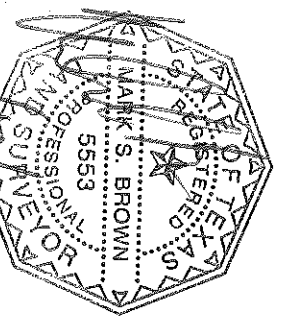
ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.  
ALL ROD CAPS ARE STAMPED "IRON" & "GAL" UNLESS OTHERWISE NOTED.  
RESTRICTIVE COVENANTS AND EASEMENTS AS DENIED PER PLAT RECORD 2014A, MAP NUMBER 54 & 55, GALVESTON COUNTY, TEXAS, G.C.C.F. NO. 2008084426, 2008021030, 2008021032, 2008020523, 2010017232, 2010017234, 2010031424, 2011013508, 2011013811, 2012007853, 2012013535, 2012013638, 2014032374, 2014050754, 2015050456, 8800574, 9305532, 9305533, 9300167, 2015007855.  
PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.  
AS TRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SURPICENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR DEEDS IN CONNECTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.  
ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, AND UTILITY LINES, INCLUDING RESTRICTIONS, ETC. AND ZONING ORDINANCES (INCLUDING CITY OF FRIENDSWOOD), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.  
THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES UNLESS OTHERWISE SHOWN HEREON.  
FIRM BASE FLOOD ELEVATION IS 17.0 FEET. TO CONVERT TO NAVD 88 2001 ADJ. SUBTRACT 1.2 FEET FROM 17.0 FEET. THE MINIMUM SLAB ELEVATION FOR THESE LOTS SHALL BE EITHER 2.0 FEET ABOVE TOP OF CURB OR HAVE AN ELEVATION OF 21.48 FEET (NAVD 88 2001 ADJ.), WHICHEVER IS GREATER. PER RECORDED PLAT NOTE # 20.

**TRI-TECH SURVEYING COMPANY, L.P.**  
10401 WESTOFFICE DR.  
HOUSTON, TEXAS 77042  
PH: 713-667-0800  
www.tritech.com  
TBPPLS #10115900

**CERTIFICATION**

I, the undersigned registered professional land surveyor, do hereby state that the plat shown herein represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.  
THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYORS SEAL AND SIGNATURE.  
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**REVISIONS**

NO.	DATE	REASON	BY
1	6.13.17	FINAL	TDA

SURVEYOR REGISTRATION