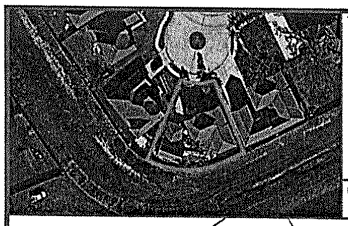
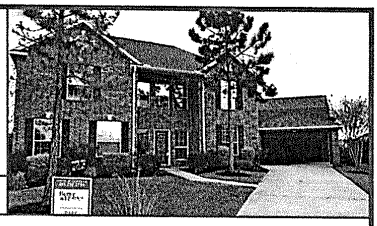
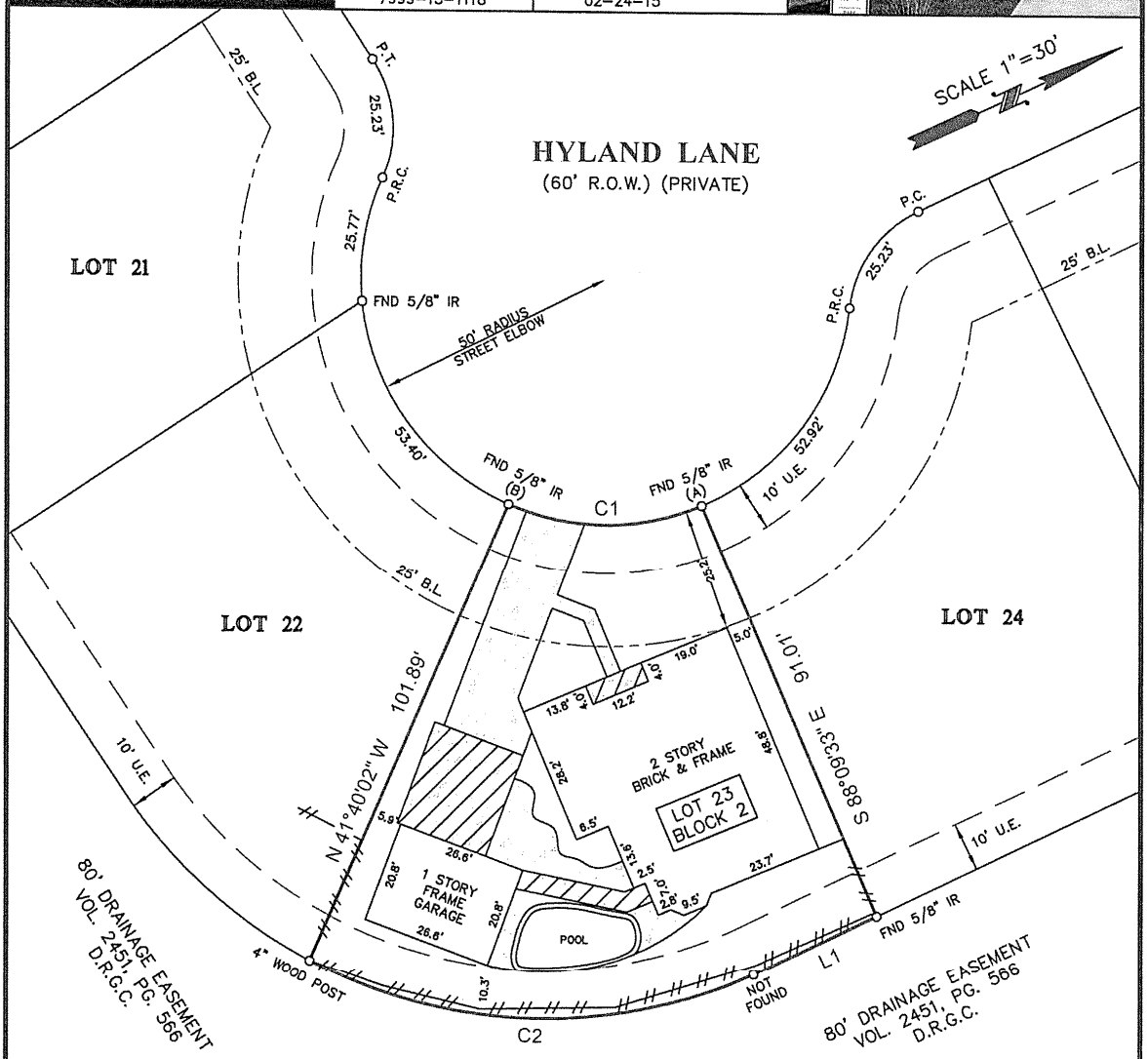


TITLE COMPANY:

TEXAS AMERICAN TITLE COMPANY

G.F. #:	ISSUE DATE:
7999-15-1118	02-24-15





LINE	BEARING	DISTANCE
L1	S 00°58'20" E	27.81'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	50.00'	40.57'	N 25°05'02" E	39.48'
C2	102.61'	93.90'	S 26°29'20" W	90.66'

LEGEND

CONCRETE
FENCE — WOOD
COVERED AREA
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
3. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
4. THIS SURVEY IS CERTIFIED TO TRUELINE TECHNOLOGIES FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
6. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
7. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 02-24-15, UNDER G.F. NO. 7999-15-1118.
8. AN EASEMENT 5 FEET IN WIDTH CENTERED ON THE UNDERGROUND WIRE OR CABLE FOR AUDIO-VISUAL COMMUNICATION SERVICES AND FACILITIES EXTENDING FROM UTILITY EASEMENT AT REAR OF LOT TO POINT OF SERVICE AT THE RESIDENTIAL STRUCTURE AS RECORDED IN C.F. NO. 2001054713, 2002016837 & 2002069105.

PROJECT:

A LAND TITLE SURVEY OF LOT 23, IN BLOCK 2, OF FINAL PLAT OF WILSHIRE PLACE, SECTION 2, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT RECORD 2006A, MAP NO. 131, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

CLIENT: MARC EARL MANFREDDA

ADDRESS: 394 HYLAND LANE

FLOOD ZONE:	FLOOD MAP#:
"X"	485488 0010 D
FLOOD MAP DATE: 09-22-99	FLOOD MAP COUNTY: GALVESTON

SURVEY 1 Inc.
www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 • Alvin, TX 77512
(281)393-1382 • Fax(281)393-1383

STATE OF TEXAS
REGISTERED
RICHARD FUSSELL
4148
PROFESSIONAL
LAND SURVEYOR

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 MARCH 02, 2015 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

FIELD CREW: AF	JOB# 2-34196-15
DRAFTER: JB	DATE 03-04-15