



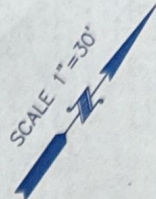
TITLE COMPANY:



409-744-0727

G.F. #: GV1972028

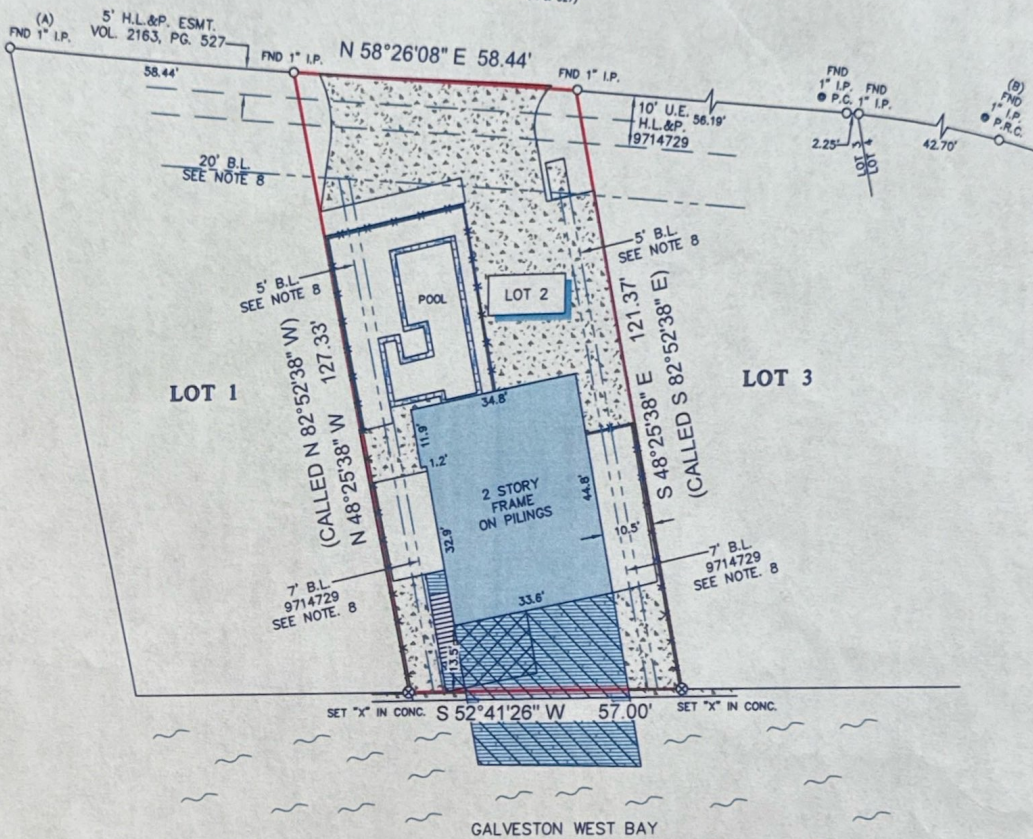
ISSUE DATE: NOVEMBER 20, 2019



TIKI CIRCLE

(50' R.O.W.)

(SUBJECT TO H.L. & P. EASEMENT - VOL. 2163, PG. 527)



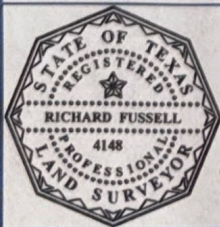
LEGEND

B.L.	=	BUILDING LINE
U.E.	=	UTILITY EASEMENT
	=	ELEVATED WOOD DECK
	=	WATER
	=	CONCRETE
	=	TILE
	=	COVERED AREA
	=	STEPS
	=	FENCE
	=	METAL

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON NOVEMBER 20, 2019, UNDER G.F. NO. GV1972028.
- A BULKHEAD AND MAINTENANCE EASEMENT EASEMENT, TOGETHER WITH THE TERMS, CONDITIONS, AND STIPULATIONS AS RECORDED IN G.F. NO. 9714729, O.P.R.G.C.
- NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 20 TO THE FRONT LOT LINE. IN THE EVENT OF LOT IS OVER 50.00 FEET OF THE RIGHT OF WAY OR AT THE CANAL ADJOINING SUCH LOT, THEN NO BUILDING SHALL BE LOCATED ON SUCH LOT NEARER THAN 7.00 FEET TO ANY SIDE LOT LINE. IN THE EVENT THE WIDTH OF A LOT IS 50.00 FEET OR LESS, BOTH AT THE RIGHT OF WAY AND AT THE CANAL ADJOINING SUCH LOT, THEN NO BUILDING SHALL BE LOCATED ON SAID LOT NEARER THAN 5.00 FEET TO ANY SIDE LOT LINE, AS RECORDED IN G.F. NO. 9714729, O.P.R.G.C.

LEGAL DESCRIPTION: LOT 2 OF THE REPLAT OF LOTS 11 THRU 29 OF THE RESUBDIVISION OF TIKI ISLAND, SECTION FIFTEEN-A, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 644, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.



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 NOVEMBER 19, 2019 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
 RICHARD FUSSELL
 RPLS# 4148

CLIENT: WILLIAM M. MOORE & LISA J. MOORE 2000 LIVING TRUST

ADDRESS: 12 TIKI CIRCLE

www.survey1inc.com
 survey1@survey1inc.com

Survey 1, Inc.
 Your Land Survey Company

Firm Registration No. 100758-00
 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: JJ	TECH: LT
DRAFTER: LT	FINAL CHECK: SF
DATE: 11-21-19	
JOB# 11-78899-19	