

HIDDEN MEADOWS SUBDIVISION

A RE-PLAT OF 10.82 ACRES (471,528 SQ. FT.) BEING LOT 228 AND A PORTION OF LOT 223, THAMAN'S 2ND SUBDIVISION, ALSO DESIGNATED AS GULF COAST DEVELOPMENT COMPANY SUBDIVISION, BEING THE SAME LOT 228 CONVEYED TO BILMAR DEVELOPMENT, LLC RECORDED IN COUNTY CLERK'S FILE NO. 2020071168 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS TOGETHER WITH A PORTION OF LOT 223 (CALLED 1.0277 ACRES) CONVEYED TO BILMAR DEVELOPMENT, LLC. RECORDED IN COUNTY CLERK'S FILE NO. 2020071169 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS.

SANTA FE FILE NO.: SD 200101

PROPERTY DESCRIPTION:

ALL THAT CERTAIN 10.82 ACRE (471,528 SQUARE FEET) TRACT OR PARCEL OF LAND BEING ALL OF LOT TWO HUNDRED TWENTY-EIGHT (228) TOGETHER AND A PORTION OF LOT TWO HUNDRED TWENTY-THREE (223), OF THAMAN'S 2ND SUBDIVISION, IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 231, PAGE 413, AND VOLUME 233, PAGE 266, BOTH IN THE MAP RECORDS OF GALVESTON COUNTY TEXAS, BEING THE SAME LOT 228 CONVEYED TO BILMAR DEVELOPMENT, LLC. RECORDED IN COUNTY CLERK'S FILE NO. 2020071168 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS TOGETHER WITH A PORTION OF LOT 223 (CALLED 1.0277 ACRES) CONVEYED TO BILMAR DEVELOPMENT, LLC. RECORDED IN COUNTY CLERK'S FILE NO. 2020071169 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF F.M. 1764 (CALLED 120 FOOT IN WIDTH) WITH THE EAST RIGHT-OF-WAY LINE OF AVENUE "S", (CALLED 50 FOOT IN WIDTH), SAME POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ANDREW C. MCDONALD II, AND LINDSEY J. MCDONALD AS FOUND OF RECORD UNDER CLERK'S FILE NUMBER 2017056515 IN THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS; AND FROM WHICH, AN "X" CUT IN CONCRETE FOUND BEARS SOUTH 76° 44' WEST - 1.3 FEET;

THENCE, NORTH, ALONG THE EAST RIGHT-OF-WAY LINE OF AVENUE "S", A DISTANCE OF 451.60 FEET TO A 5/8 INCH IRON ROD FOUND WITH CAP STAMPED "GEOSURV" AT THE COMMON PROPERTY LINE OF ABOVE SAID LOT 228 AND OF LOT 235 OF THAMAN'S 2ND SUBDIVISION, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, EAST, ALONG AND WITH THE COMMON PROPERTY LINE OF LOTS 228 AND 235, A DISTANCE OF 945.00 FEET TO A 2 INCH IRON PIPE AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH, ALONG THE COMMON PROPERTY LINE OF LOTS 228 AND 227, PASSING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO DAVID UNGER AND CATHERINE G. UNGER OF RECORD IN COUNTY CLERK'S FILE NO. 2002032359 AND OF A TRACT OF LAND CONVEYED TO DENNIS E. FIELDER OF RECORD IN COUNTY CLERK'S FILE NO. 2000054039, BOTH OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS AT A DISTANCE OF 223.8 FEET, AND CONTINUING ALONG THE WEST PROPERTY LINE OF FIELDER TRACT FOR A TOTAL DISTANCE OF 451.60 FEET TO A IRON ROD FOUND WITH A PLASTIC CAP (ILLEGIBLE), BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WEST, ALONG THE COMMON PROPERTY LINE OF SAID LOTS 228 AND 223, A DISTANCE OF 135.00 FEET TO A 3/4 INCH IRON PIPE FOR THE NORTHWEST CORNER OF A PORTION OF LOT 223 CONVEYED TO LENORA JANE DICKERSON PER GALVESTON COUNTY APPRAISAL DISTRICT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, SOUTH, ALONG THE WEST LINE OF THE DICKERSON TRACT TO A 5/8 INCH IRON ROD FOUND WITH CAP STAMPED "GEOSURV" IN THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET 1764 FOR THE SOUTHWEST CORNER OF THE DICKERSON TRACT AND A RE-ENTRY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WEST, ALONG THE NORTH RIGHT OF WAY LINE OF FARM TO MARKET 1764 TO A 5/8 INCH IRON ROD FOUND WITH CAP STAMPED "GEOSURV" FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 12° 22' EAST A DISTANCE OF 1.2 FEET FOR THE SOUTHWEST CORNER OF A PORTION OF LOT 223 CONVEYED TO MICHAEL R. SURBER RECORDED IN COUNTY CLERK'S FILE NO. 2013069538 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS AND A RE-ENTRY CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, NORTH, ALONG THE EAST LINE OF THE SURBER TRACT A DISTANCE OF 331.60 FEET TO A 5/8 INCH IRON ROD FOUND WITH CAP STAMPED "GEOSURV" IN THE COMMON LINE OF LOTS 228 AND 223 OF THAMAN'S 2ND SUBDIVISION, BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WEST, ALONG THE COMMON PROPERTY LINE OF SAID LOTS 228 AND 223 FOR A DISTANCE OF 645.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING WITHIN SAID BOUNDARIES A CALCULATED AREA OF 10.82 ACRES (471,528 SQUARE FEET) OF LAND.

For Property Owner:
BILMAR DEVELOPMENT, LLC.
NOVEMBER 22, 2020

GENERAL NOTES:

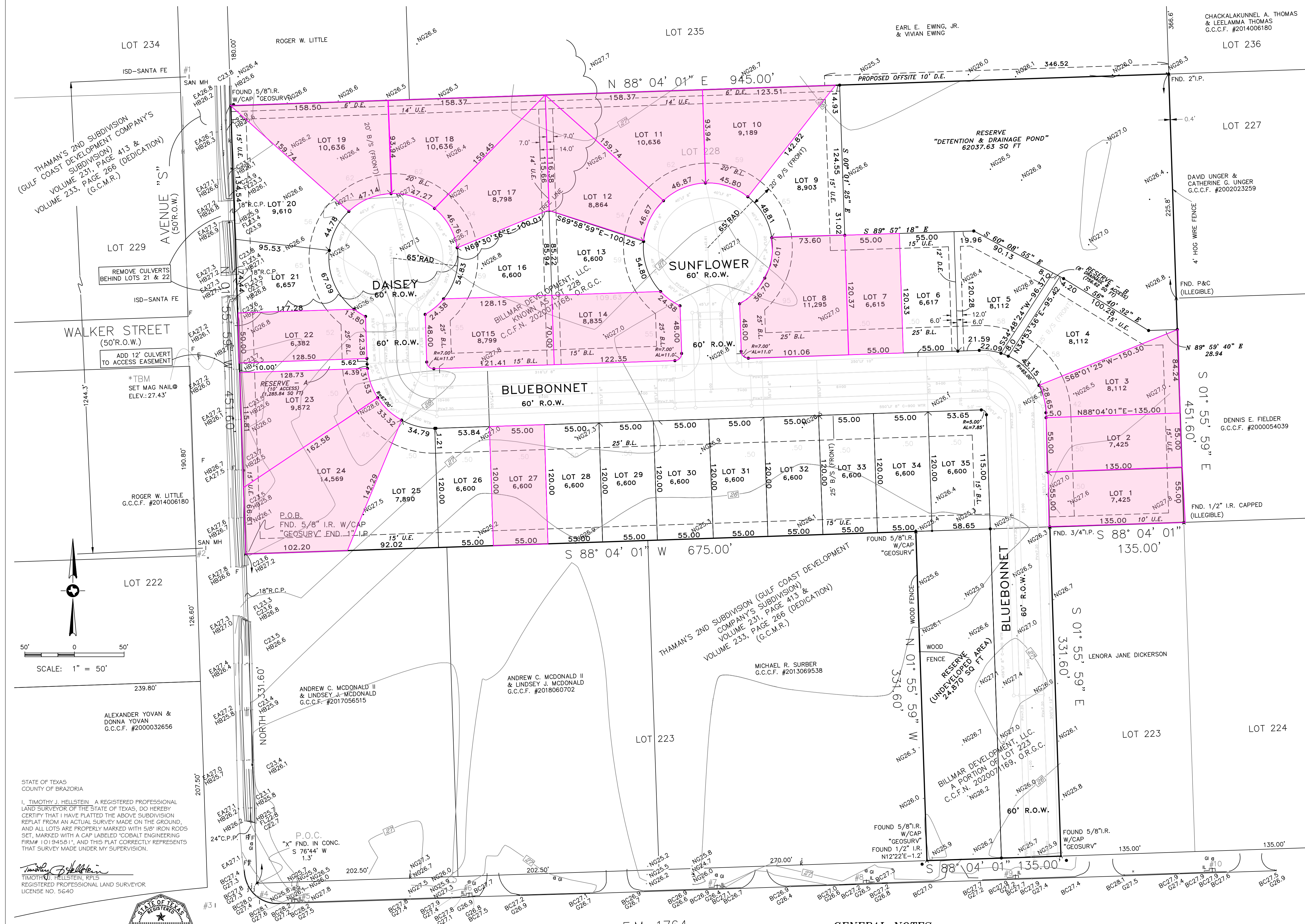
- AS OF JANUARY 30, 2020, WE HAVE MADE NO INVESTIGATION FOR, OR LOCATIONS OF POSSIBLE USABLE SUBSURFACE AREAS OF PRIVATE LAND OR PUBLIC WAYS, INCLUDING BUT NOT LIMITED TO, UTILITY VAULTS OF ANY NATURE, UTILITY OR PEDESTRIAN TUNNELS, UNDER WALK AREA WAYS, UNDER ALLEY AREA WAYS, FUEL STORAGE BINS OR TANKS, ELEVATOR PITS, AND ALL OR ANY COMBINATION OF THE ABOVE, EXCEPT AS SHOWN, NOTED AND DESCRIBED HEREON.
- LOCATION OF EXISTING UTILITIES ON OR SERVING THE SURVEYED PROPERTY ARE BY OBSERVED EVIDENCE ONLY. WHEN PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE NEEDED PRIOR TO EXCAVATION OR CONNECTIONS, THE TEXAS-ONE-CALL, 1-800-DIG-RITE IS THE UNDERGROUND UTILITY NOTIFICATION CENTER FOR THE STATE OF TEXAS. THROUGH THIS CENTER A PERSON CAN NOTIFY OPERATORS OF UNDERGROUND FACILITIES FOR PROPOSED EXCAVATIONS TO REQUEST THAT THE UNDERGROUND FACILITIES BE MARKED IN THE FIELD BEFORE DIGGING.
- NO TITLE COMMITMENT WAS RECEIVED FOR THIS SURVEY, THEREFORE ONLY PLATTED EASEMENTS AND ENCUMBRANCES ARE SHOWN AT THIS TIME.
- THIS TRACT CONTAINS 471,528 SQUARE FEET OR 10.82 ACRES, MORE OR LESS.
- NO OBSERVABLE EVIDENCE OF THE PROJECT SITE BEING USED AS A SOLID WASTE, SLUMP OR SANITARY LANDFILL.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS OR AT THE TIME OF THIS SURVEY.
- CONTOURS SHOWN HEREON ARE 1 FOOT INTERVALS AND BASED ON NORTH AMERICAN VERIDICAL DATUM OF 1988. (NAVD88).
- BEARINGS ARE BASED ON THE WEST LINE OF LOT 228 BEING - NORTH.
- ALL DRAINAGE EASEMENTS ALONG THE PERIMETER OF THE PLAT AND RESERVES ARE UNOBSERVED IN ORDER TO ALLOW FOR ACCESS AND MAINTENANCE OF THE DETENTION AND DRAINAGE POND AND EASEMENTS.

FLOOD ZONE:
WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 48167C02400, EFFECTIVE 08/15/2019, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE X, WHICH IS "AREAS OF MINIMUM FLOODING."

ZONING & LAND USE:
ACCORDING TO THE INFORMATION PROVIDED BY THE CITY OF SANTA FE PLANNING COMMISSION, THE SUBJECT PROPERTY IS ZONED AS DISTRICT SINGLE FAMILY RESIDENTIAL (R-1) BUILDING SETBACK LINES: 25' FRONT, 6' INTERIOR, 15' REAR, CORNER LOTS HAVE DIFFERENT SIDE SETBACKS OF EITHER 15' OR 25'. THE HAVE TO MATCH SETBACK OF ADJACENT LOT & 20' ALONG THE CUL-DE-SAC.

RESERVES & OTHER AREAS

RESERVE-A:	1,285.84 SQUARE FEET	FOR ACCESS
RESERVE-B:	756.62 SQUARE FEET	FOR DRAINAGE AND ACCESS
DETENTION POND:	62,037.62 SQUARE FEET	
UNDEVELOPED AREA:	24,870 SQUARE FEET	FOR FUTURE DEVELOPMENT
TOTAL LOT AREA:	283,849.91 SQUARE FEET	
TOTAL R.O.W. AREA:	98,728.01 SQUARE FEET	



LEGEND

G.C.C.F.	GALVESTON COUNTY CLERK'S FILE	I	MANHOLE
G.C.M.R.	GALVESTON COUNTY MAP RECORDS	t	UTILITY MARKER
P.O.B.	POINT OF BEGINNING	H	POWER POLE
P.O.C.	POINT OF COMMENCING	t	FIRE HYDRANT
R.O.W.	RIGHT-OF-WAY	k	NATURAL GROUND ELEVATION
#3423	PROPERTY ADDRESS	j	TEMPORARY BENCHMARK ELEVATION
NG	NATURAL GROUND ELEVATION	o	GRATE INLET
TBM O	TEMPORARY BENCHMARK ELEVATION	HC	HIGH BANK
NG	NATURAL GROUND	HB	CENTERLINE
BC	BACK OF CURB	IL	INLET
MH	MANHOLE	LG	OUTTER
DE	DRAINAGE EASEMENT	FL	FLOWLINE
UE	UTILITY EASEMENT		
EA	EDGE OF ASPHALT		
FND. P&C	FOUND IRON ROD WITH CAP		
R.C.P.	REINFORCED CONCRETE PIPE		
C.P.P.	CORRUGATED PLASTIC PIPE		

SAN MH #1 RIM= 25.69' 10"(N) FL=16.35' 10"(S) FL=18.43' 8"(E) FL= 16.39'	SAN MH #2 RIM=26.74' (N) FL=19.82' (W) FL=19.79'	SAN MH #3 RIM=26.74' CAN'T OPEN	SAN MH #4 RIM=27.07' CAN'T OPEN	SAN MH #5 RIM = 28.40' 24"(N) FL= 21.30' 30"(EAST) FL= 21.30' 24"(W) FL= 21.31'	SAN MH #6 RIM=27.72' 24"(N) FL=20.96' 30"(EAST) FL=20.87' 30"(W) FL=21.02'	SAN MH #7 RIM=27.26' 24"(N) FL=20.01' 32"(EAST) FL=19.80' 30"(W) FL=20.28'	SAN MH #8 RIM=27.72' 24"(N) FL=20.96' 32"(EAST) FL=19.41' 32"(W) FL=19.46'	SAN MH #9 RIM=28.11' 24"(N) FL=20.01' 32"(EAST) FL=19.41' 32"(W) FL=19.46'	SAN MH #10 RIM=27.72' 24"(N) FL=20.96' 32"(EAST) FL=18.32' 32"(W) FL=18.54'
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PROJECT NO. 19-0408
P&C BOUNDARY 3429 AVENUE
S, SANTA FE, TX 77510

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