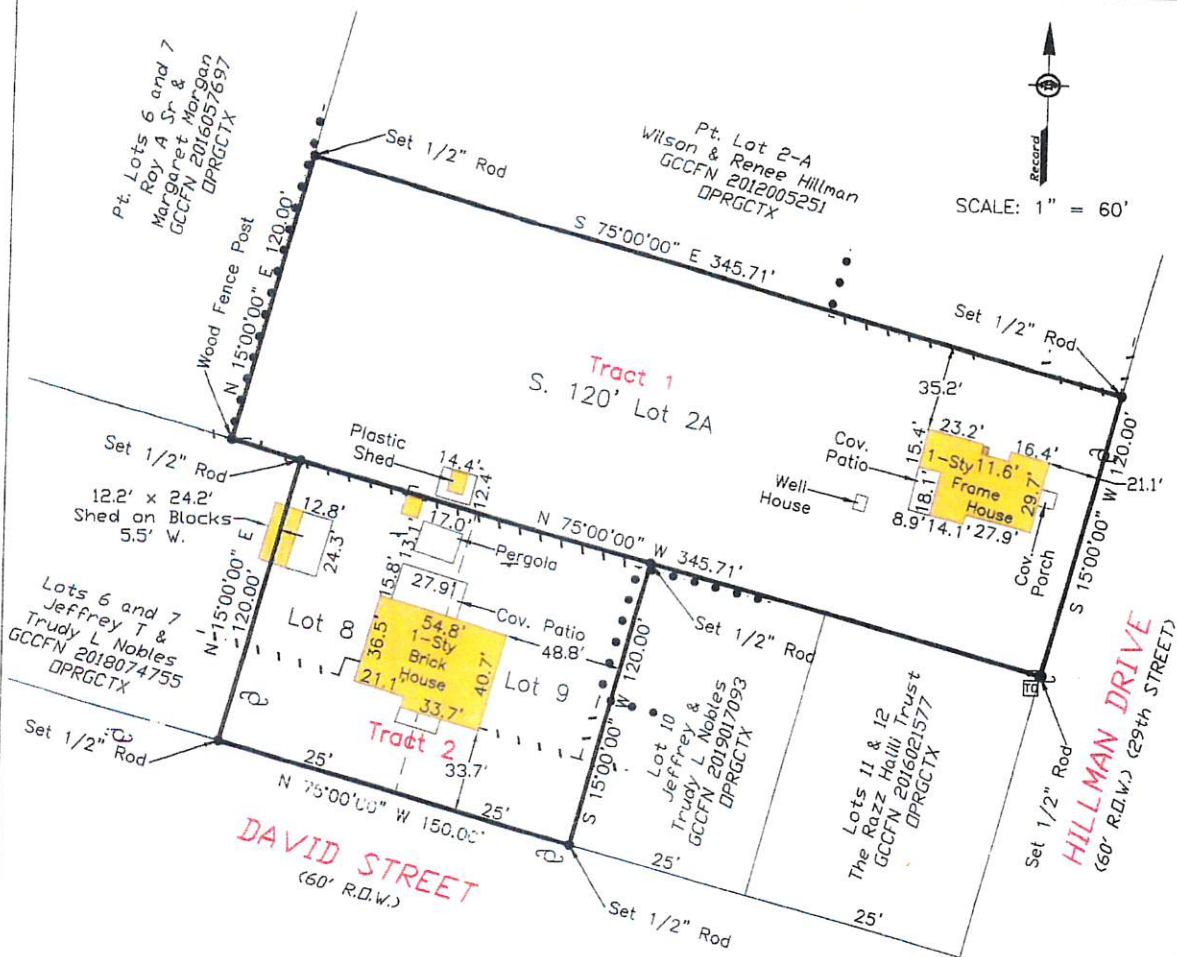


CURRENT

TLS Job No 21-0753

10625 Hillman Drive & 5605 David Street
Texas City, TX. 77539

Survey Date: September 16, 2021



SCALE: 1" = 60'

Tract 1

Survey of the South 120 feet of Lot 2-A, in Block 97, SAN LEON FARM HOME TRACTS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 27 in the Office of the County Clerk of Galveston County, Texas.

Tract 2

Survey of Lots Eight (8) and Nine (9), of FRANK'S SUBDIVISION, a subdivision of Tracts 3, 3A and 4A of Block 97 of San Leon Farm Home Tracts in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 50 and transferred to Plat Record 7, Map No. 24 in the Office of the County Clerk of Galveston County, Texas.

Brene Addison

Brene Addison
Registered Professional
Land Surveyor No. 6598



I hereby certify that on the above date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.



NOTES:

- 1) This property is subject to the zoning ordinances and/or the building regulations of the City of Texas City.
- 2) This property lies within Zone AE (EL 15 & 16) as established by the FEMA Flood Insurance Rate Map No. 48167C0225G, dated August 15, 2019.
- 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
- 4) Bearings are based on the monumentation of the North right-of-way line of David Street.

Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.

Legend:

- • • Overhead Power
- • • Chain Link Fence
- - - Wood Fence
- Concrete
- ⊕ Power Pole
- ⊞ Telecomm. Box
- Flagpole
- ⊞ Septic Lid (Typ.)

TRICON LAND SURVEYING LLC
 Mailing: 6341 Stewart Rd. #251
 Physical: 2011 59th Street
 Galveston, TX 77551
 409-497-2772
 TriconLandSurveying.com
 T.B.P.E.L.S. Firm No. 10194309

Drafting: LP

Parcel ID: 153534

Surveyed for: Mary Smith

PROPOSED

That, Mary Smith, Jeffrey T. Nobles and Trudy Nobles, acting herein by and through its duly authorized officers, do hereby adopt this plat designating the herein above described property as HILLMAN-NOBLES ESTATES, an addition to the City of Texas City, Texas and do hereby dedicate, in fee simple, to the public use forever, the streets, alley, and public use areas, shown hereon, and does hereby dedicate the easements shown on the plat use the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by the public utilities being subordinate to the public's and City of Texas City's use thereof. The City of Texas City and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements. The City of Texas City and any public utility shall at all times have the right of ingress and egress to and from and upon any said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

Mary Smith, Jeffrey T. Nobles and Trudy Nobles, do hereby bind themselves, their successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Texas City.

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

Jeffrey T. Nobles

Trudy Nobles

Mary Smith

To the best of my knowledge, there are no liens against this property.

Jeffrey T. Nobles

Trudy Nobles

Mary Smith

THE STATE OF TEXAS {}
COUNTY OF GALVESTON {}
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, the undersigned authority, on this day personally appeared Mary Smith, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

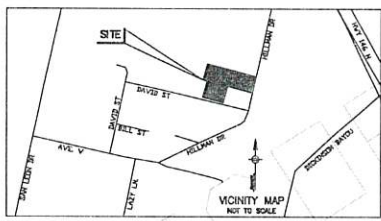
Notary Public for the
State of _____
My Commission Expires _____

THE STATE OF TEXAS {}
COUNTY OF GALVESTON {}
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, the undersigned authority, on this day personally appeared Jeffrey T. Noble and Trudy Nobles, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

Notary Public for the
State of _____
My Commission Expires _____



- NOTES:
- 1) This property is subject to the building and zoning ordinances of the City of Texas City.
 - 2) This property lies within Zone AE (EL 15 & 16) as established by the FEMA Flood Insurance Rate Map No. 48167C0225G, Dated August 15, 2019.
 - 3) This property lies within the incorporated boundaries of the City of Texas City.
 - 4) This property is subject to any restrictions of record.
 - 5) All utilities shall be relocated as needed to avoid crossing platted property lines.
 - 6) Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
 7. Bearings are based on the found monumentation of the North right-of-way line of David Street

On this _____ day of _____, 2021, this administrative minor replat was approved by the City Engineer of the City of Texas City.

City Engineer of the City of Texas City

THE STATE OF TEXAS {}
COUNTY OF GALVESTON {}
KNOW ALL MEN BY THESE PRESENTS

I, Dwight D. Sullivan, County Clerk, Galveston County Texas, do hereby certify that the written instrument was filed for record in my office on _____, 2021, at _____ O'clock, _____ m, and duly recorded on _____, 2021, at _____ O'clock, _____ m, Instrument # _____, Galveston County records.

Witness my hand and seal of office, at Galveston, Texas, the day and date as above written

Dwight D. Sullivan, County Clerk
Galveston County, Texas

By _____ Deputy

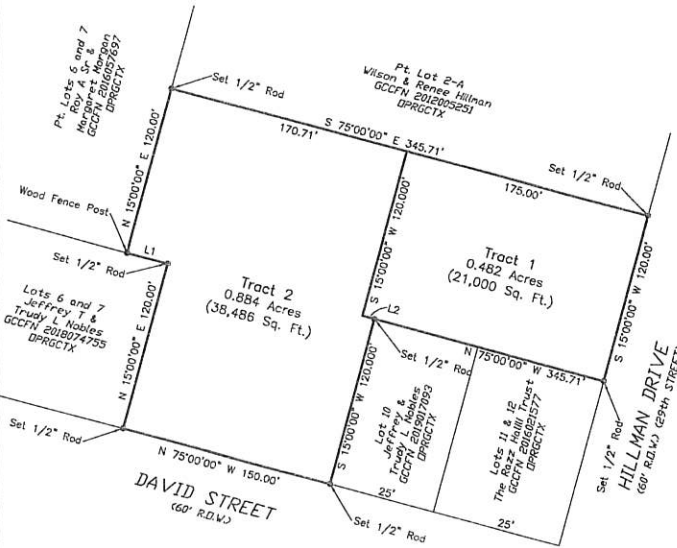
HILLMAN-NOBLES ESTATES

A REPLAT OF PART OF LOT 2-A, BLOCK 97
SAN LEON FARM HOME TRACTS
VOL. 238, PAGE 27 &
LOTS 8 AND 9 OF
FRANKS SUBDIVISION
PLAT RECORD 7, MAP NUMBER 24
TEXAS CITY, GALVESTON
COUNTY, TEXAS

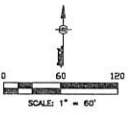
2 LOTS — 1.366 ACRES
October 14, 2021

Owner:
Lots 8 & 9
Jeffrey T. Nobles, and Trudy
Nobles
Pt. Lot 2A
Hillman Girls Properties, LLC,
Mary Smith, Managing Member

Surveyor: Brene Addison
Registered Professional
Land Surveyor No. 6598



AREA TABLE		LINE TABLE	
Sq. Ft.	Acre	LINE BEARING	DISTANCE
Tract 1	21,000	0.482	L1 N 75°00'00" W 129.31'
Tract 2	68,486	0.884	L2 S 75°00'00" E 18.60'



PROPERTY DESCRIPTION:

Being the South 120 feet of Lot 2-A, in Block 97, SAN LEON FARM HOME TRACTS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 27 in the Office of the County Clerk of Galveston County, Texas, and also being Lots Eight (8) and Nine (9), of FRANK'S SUBDIVISION, a subdivision of Tracts 3, 3A and 4A of Block 97 of San Leon Farm Home Tracts in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 50 and transferred to Plat Record 7, Map No. 24 in the Office of the County Clerk of Galveston County, Texas.

This is to certify that I, Brene Addison, a Registered Professional Land Surveyor for the State of Texas, have plotted the above and foregoing subdivision and replat from an actual survey on the ground and under my direction and that all corners have been, or will be, properly monumented.

Brene Addison
Registered Professional
Land Surveyor No. 6598



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LAND
SURVEYING, LLC**
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Physical: 2011 59th Street
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