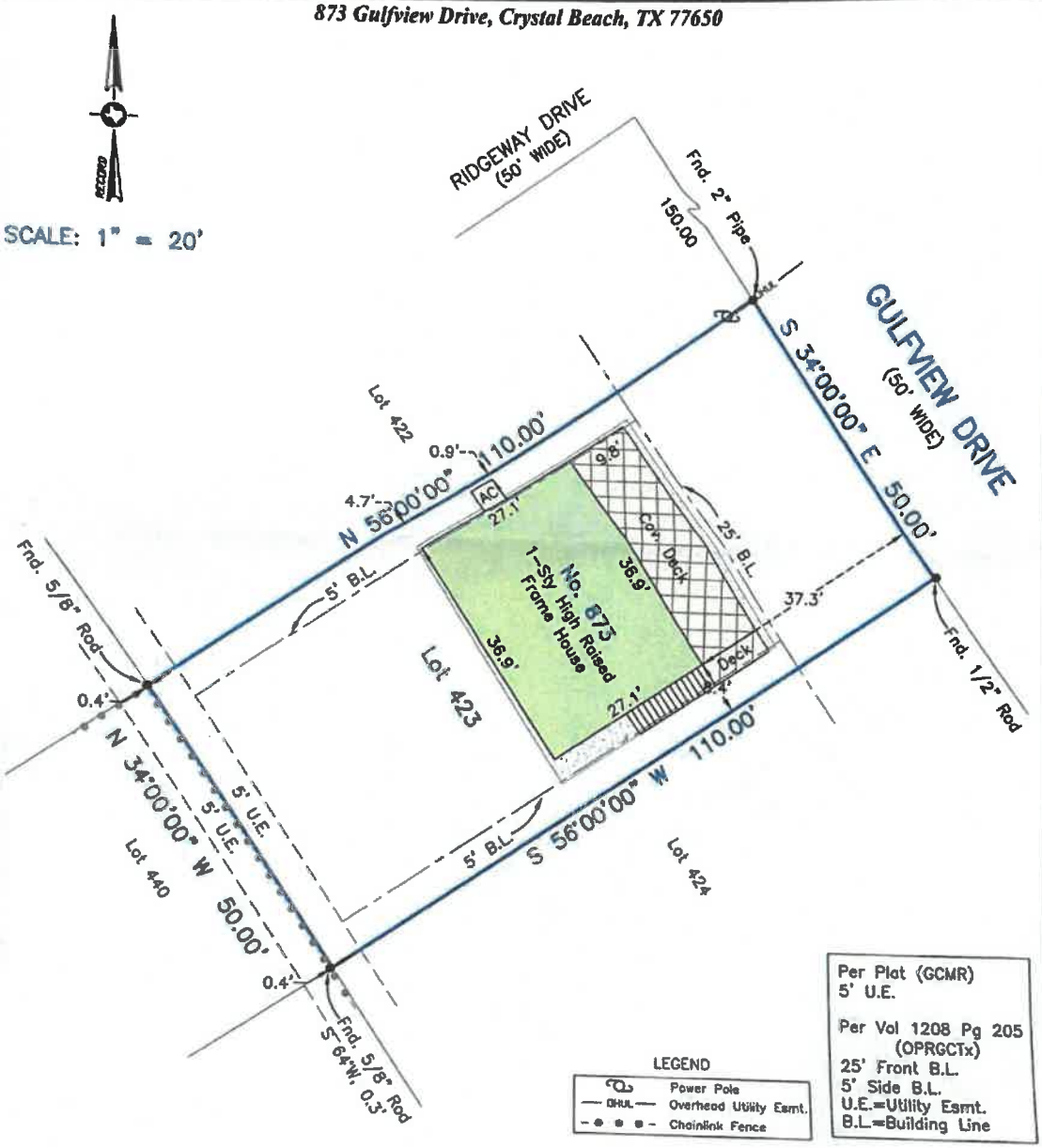
873 Gulfview Drive, Crystal Beach, TX 77650



LEGEND

	Power Pole
—OHUL—	Overhead Utility Esmt.
-●-●-●-	Chainlink Fence

Per Plat (GCMR)
5' U.E.

Per Vol 1208 Pg 205 (OPRGCTx)
25' Front B.L.
5' Side B.L.
U.E.=Utility Esmt.
B.L.=Building Line

Survey of Lot Four Hundred Twenty-Three (423) of AMENDED PLAT of EMERALD BEACH a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 79 of the Map Records and having been transferred to Plat Record 7, Map No. 15, both of the Map Records of Galveston County, Texas.

I hereby certify that on the below 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.

Michael Hoover
Registered Professional
Land Surveyor No. 5423

Subject to Restrictions Recorded in
Vol. 254-A / Pg. 79,
Vol. 7 / Pg. 15 & Vol. 1208 / Pg. 205
GCCFN 2016072617 OPRGCTx

STATE OF TEXAS
REGISTERED
MICHAEL HOOVER
5423
PROFESSIONAL
LAND SURVEYOR

High Tide Land Surveying LLC.

CRYSTAL BEACH OFFICE
Registration Number: 10194364
(409) 684-6400 www.hightidelandsurveying.com
975 LAZY LANE WEST | CRYSTAL BEACH, TX 77650
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

SURVEY DATE:	April 19, 2018
FILE No.:	3200-0000-0423-000
DRAFTING:	ms
JOB No.:	18-5270

NOTES:
1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
2) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
3) All bearings shown hereon are based upon the recorded plat calls and are referenced to physical monumentation found therein.
4) Title Company: South Land Title
GF No CB1858785
SUBJECT TO: (10.i) BPSUD Esmt. GCCFN 2009059961 OPRGCTx (blanket esmt.)
Borrower: Ricardo Sempertegui