

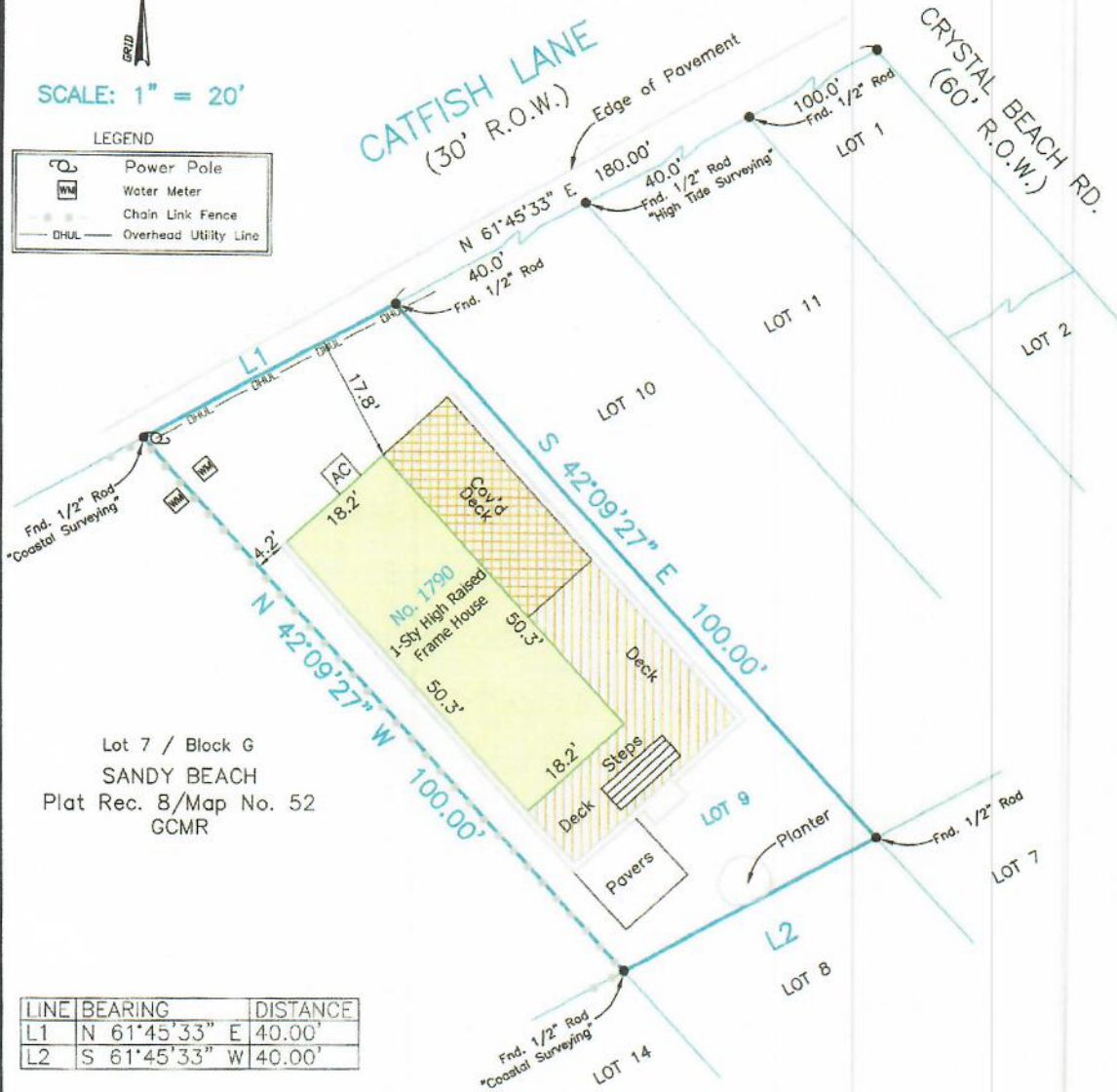
1790 Catfish Lane Crystal Beach, TX 77650



SCALE: 1" = 20'

LEGEND

	Power Pole
	Water Meter
	Chain Link Fence
	Overhead Utility Line



Lot 7 / Block G
SANDY BEACH
Plat Rec. 8/Map No. 52
GCMR

LINE	BEARING	DISTANCE
L1	N 61°45'33" E	40.00'
L2	S 61°45'33" W	40.00'

Survey of Lot Nine (9), in Block D of BREEZY ACRES, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 71, and later transferred to Plat Record 11, Map No. 66, both the Map Records in the Office of the County Clerk 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

Michael Hoover
Registered Professional
Land Surveyor No. 5423



CRYSTAL BEACH OFFICE

Registration Number: 10194364

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NOTES:

- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency. According to FEMA FIRM Panel 48167C 0309 G, this property lies within Zone VE, with a base flood elevation of 16' (as measured to the lowest horizontal structure).
- 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 Texas Coordinate System of 1983, South Central Zone 4204.
- 4) This survey was prepared with the benefit of a title report prepared by Texan Title Insurance Company, GF No. CB2079186, with an effective date of October 8, 2020.
- 5) Restrictions: Plat Record 11, Map No. 66, G.C.M.R.
- 6) Property is subject to a blanket easement in favor of Bolivar Special Utility District, of record at C.F. Nos. 2007047418 and 2018073032, both of the O.P.R.G.C.T.

SURVEY DATE:	October 27, 2020
FILE No.:	1945-0004-0009-000
DRAFTING:	ECM
JOB No.:	20-0886