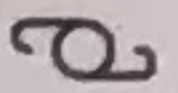
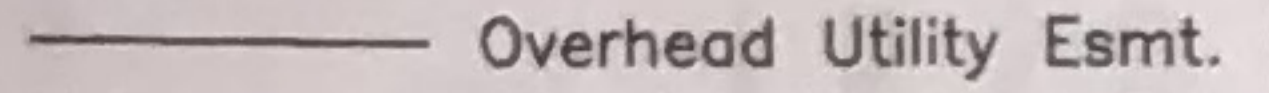
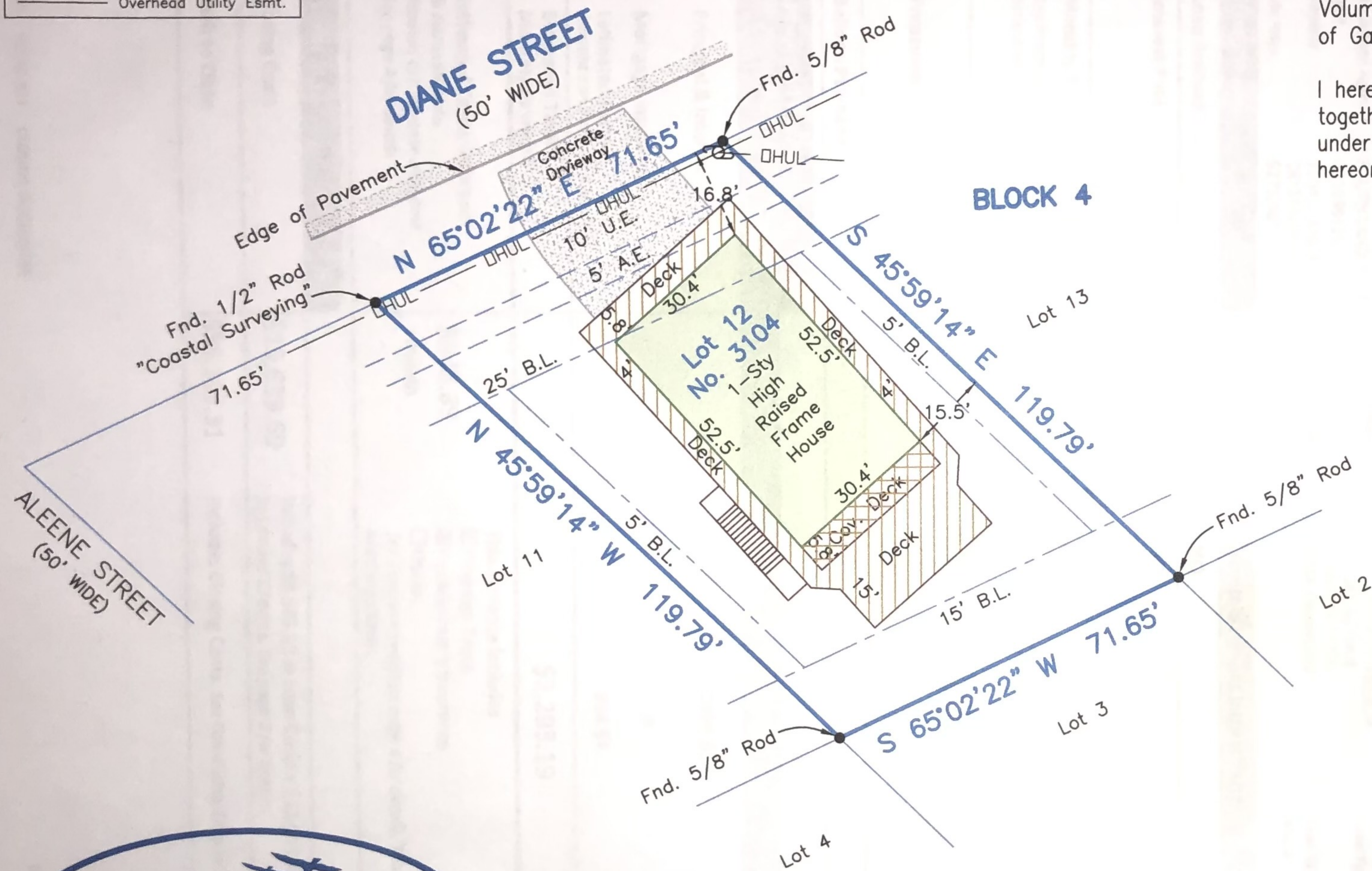


LEGEND

-  Power Pole
-  Overhead Utility Esmt.

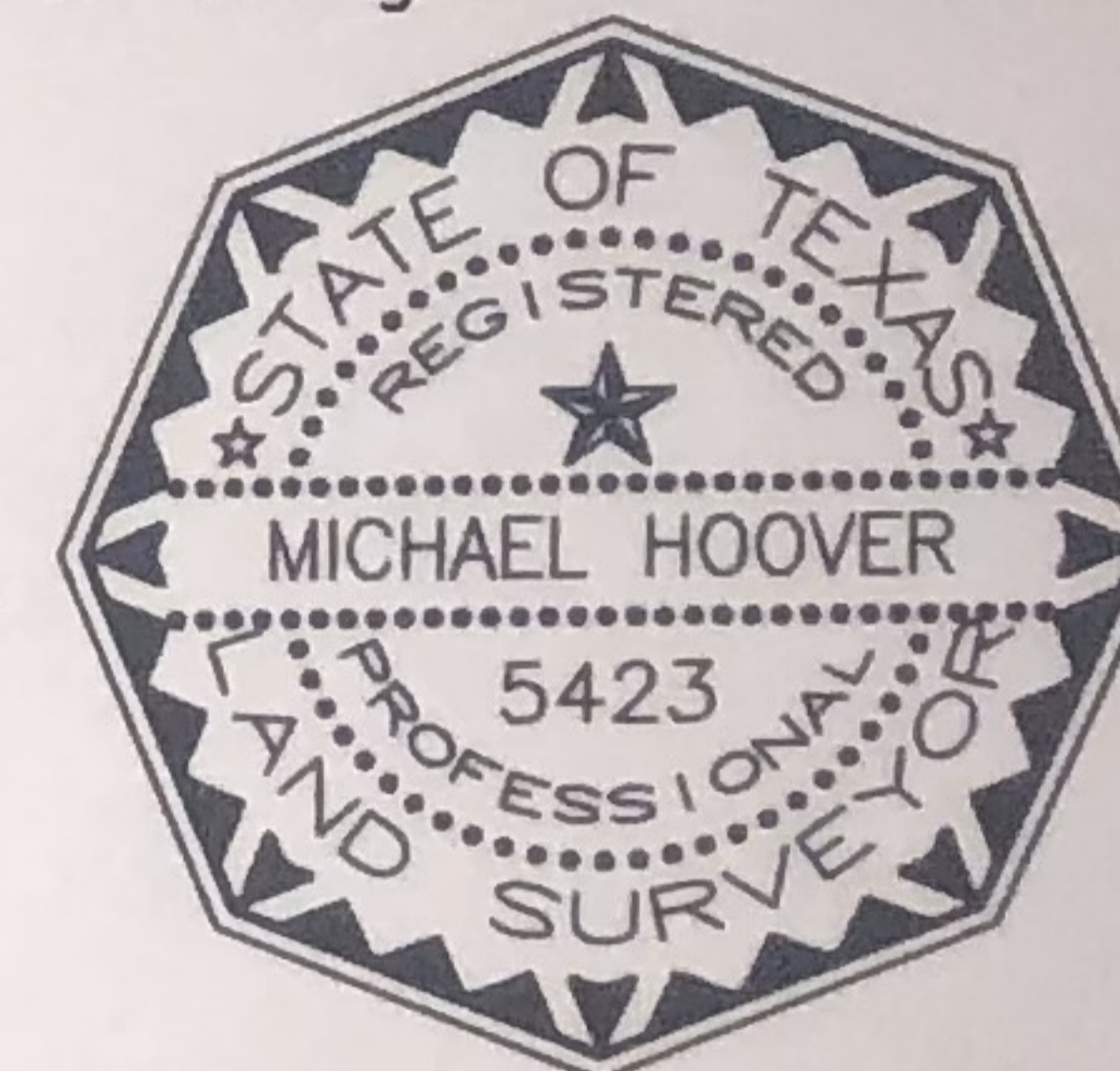


Survey of Lot Twelve (12), in Block Four (4) of **COBB'S COVE**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 80, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

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



NOTES:

- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency. According to the FEMA FIRM Community Number 485470, Panel No. 0127 F, effective date July 05, 1993, this property lies within Zone V-19 with a Base Flood Elevation of 16' (as measured to the lowest horizontal structural member).
- 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) Title Company: South Land Title
GF No. CB1969135
SUBJECT TO: (10.g) BPSUD Esmt. GCCFN 2008022665 OPRGCTx (blanket esmt.), (10.k) OSSF GCCFN 2007052449 OPRGCTx (blanket esmt.)
MAY NOT APPLY: (10.f) 5' Fence Esmt. GCCFN 8642016 OPRGCTx.

For: Marina Jo Mahoney

Subject to Restrictions Recorded in Vol. 18/Pg. 80 GCMR and GCCFN(s) 8642016 & 8917566 OPRGCTx.

SURVEY DATE:	July 25, 2019
FILE No.:	2700-0004-0012-000
DRAFTING:	ms
JOB No.:	19-5556



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

Per Plat (GCMR)
25' Front B.L.
10' Front U.E.
5' A.E.

Per 8642016 (OPRGCTx)
15' Rear B.L.
5' Side B.L.
B.L.=Building Line
U.E.=Utility Esmt.
A.E.=Aerial Esmt.

3104 Diane Street, Crystal Beach, TX 77650

SCALE: 1" = 30'

