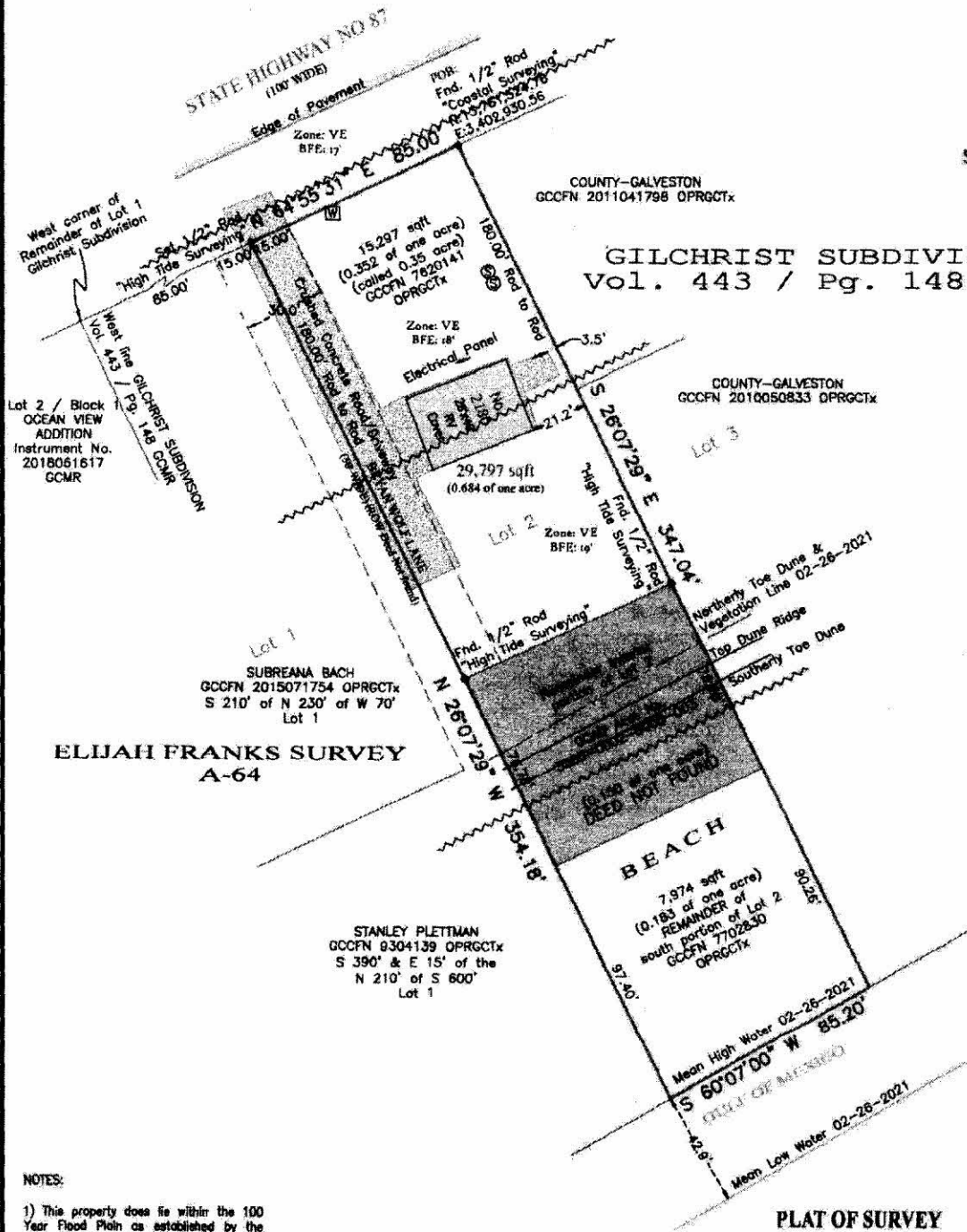




SCALE: 1" = 40'



GILCHRIST SUBDIVISION
Vol. 443 / Pg. 148 GCMR

West corner of
Remainder of Lot 1
Gilchrist Subdivision
No. 1
West line Gilchrist Subdivision
No. 1
Lot 2 / Block
OCEAN VIEW
ADDITION
Instrument No.
2018061617
GCMR

COUNTY-GALVESTON
GCCFN 2011041798 OPRGCTx

COUNTY-GALVESTON
GCCFN 2018050833 OPRGCTx

SUBREANA BACH
GCCFN 2015071754 OPRGCTx
S 210° of N 230° of W 70'
Lot 1

ELIJAH FRANKS SURVEY
A-64

STANLEY PLETTMAN
GCCFN 9304139 OPRGCTx
S 390° & E 15° of the
N 210° of S 600'
Lot 1

Northerly Toe Dune &
Vegetation Line 02-26-2021
Top Dune Ridge
Southern Toe Dune

BEACH

7,974 sqft
(0.183 of one acre)
REMAINDER of Lot 2
south portion of
GCCFN 7702830
OPRGCTx

Mean High Water 02-26-2021
S 60°07'00" W 85.20'
MEAN OF MESSICO
Mean Low Water 02-26-2021

PLAT OF SURVEY

NOTES:

- 1) This property does lie within the 200 Year Flood Plain as established by the Federal Emergency Management Agency.
- 2) According to the FEMA FIRM Community Number 48167C, Panel No. 0183 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 18' & 19' (as measured to the lowest horizontal structural member).
- 3) 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).
- 4) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204.
- 5) Surveyed without benefit of a Title Report.
- 6) A portion of the subject property (0.352 of one acre) is subject to a 16 foot wide easement for ingress and egress along R's westerly line (Vol. 2727, Pg. 736, G.C.D.R.).
- 7) A separate metas and bounds description of even date accompanies this survey.

29,797 sqft (0.684 of one acre) Tract situated in the
ELIJAH FRANKS SURVEY, A-64
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.



CRYSTAL BEACH OFFICE
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876 LAZY LANE WEST | CRYSTAL BEACH, TX 77682
Mailing | P.O. BOX 18142 | GALVESTON, TX 77602

Michael Hoover
Michael Hoover
Registered Professional
Land Surveyor No. 5423



SURVEY DATE:	February 26, 2021
FILE No.:	3585-0002-0000-002
DRAFTING:	mj
JOB No.:	21-0175