

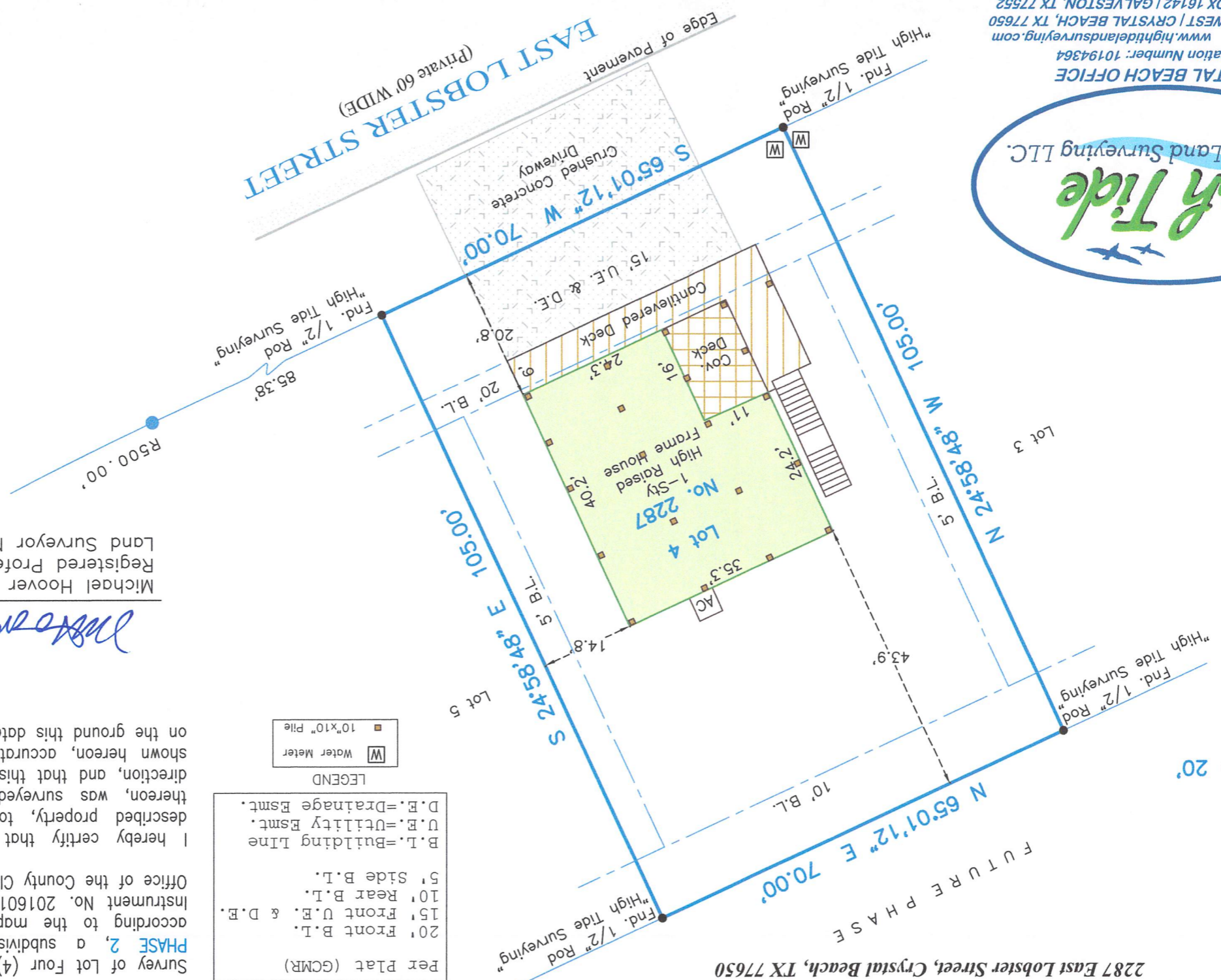
CRYSTAL BEACH OFFICE
 Registration Number: 10194364
 (409) 684-6400 www.hightidelandsurveying.com
 975 LAZY LANE WEST | CRYSTAL BEACH, TX 77650
 Mailing | P.O. BOX 16142 | GALVESTON, TX 77552



SCALE: 1" = 20'



2287 East Lobster Street, Crystal Beach, TX 77650



Per Plat (GCMR)
 20' Front B.L.
 15' Front U.E. & D.E.
 10' Rear B.L.
 5' Side B.L.
 B.L.=Building Line
 U.E.=Utility Esmt.
 D.E.=Drainage Esmt.

LEGEND
 Water Meter
 10"x10" Pile

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.
- 2) According to the FEMA FIRM Community Number 48167C, Panel No. 0328 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 15' (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.



Survey of Lot Four (4) of SANDPIPER BEACH, SECTION 4, PHASE 2, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 2016012237, 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.

SURVEY DATE: May 01, 2020
 FILE No.: 6278-2000-0004-000
 DRAFTING: ms
 JOB No.: 20-0268