

SCALE: 1" = 30'

2119 Pond Street, Crystal Beach, TX 77650

**BURWELL FRANKS SURVEY
ABSTRACT NO. 65**


Survey of Lot Forty Six (46) and South Half of Lot Forty Five (45) of **ALBERDIE ADDITION**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 77 and transferred to Plat Record 1, Map No. 8, both of the Map Records in the Office of the County Clerk of Galveston County, Texas.

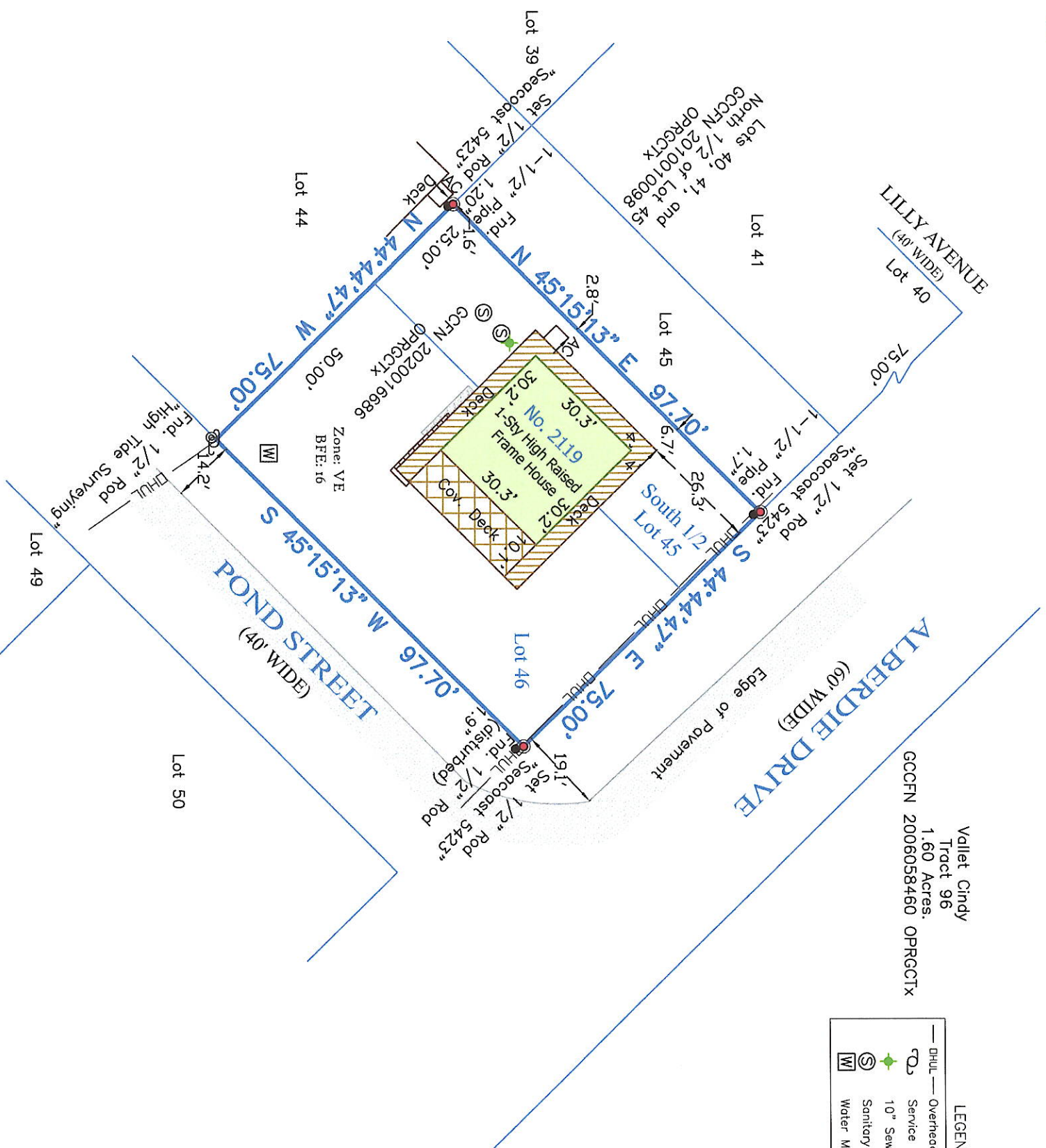
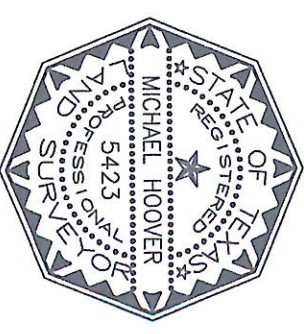
I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Vallet Cindy
Tract 96
1.60 Acres.
GCCFN 2006058460 OPRGCTX

LEGEND

	DHL - Overhead Utility Esmt.
	Service Pole
	10" Sewer PVC
	Sanitary Sewer
	Water Meter


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. 0309 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 16' (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.

**SEACOAST
SURVEYORS**



409-684-6400

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SURVEY DATE:	March 18, 2022
FILE No.:	1067-0000-0046-001
DRAFTING:	DR
JOB No.:	22-0235